



Design Review Committee Staff Report

Meeting Date: June 8, 2017

Subject: Tentative Map Case Number TM06-002
Applicant: Truckee Meadows Fire Protection District
Agenda Item Number: 5A
Project Summary: Construction and operation of a new fire station
Prepared by: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Description

Tentative Subdivision Map Case Number TM06-002 (Autumn Wood) – To develop a 47-lot single-family townhome common open space subdivision on ± 4.75 acres, as authorized in Article 608, Tentative Subdivision Maps, of the Washoe County Development Code.

- Applicant: DR Horton
Attn: Ted Brown
190 W. Huffaker Lane
Reno, NV 89511
- Property Owner: Zolezzi Venture, LLC.
Attn: Gary Duhon
12895 Welcome Way
Reno, NV 89511
- Location: Northwest corner of Zolezzi and Jeppson Lanes
- Assessor's Parcel Number: 044-320-48
- Parcel Size: ± 4.75 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Urban (LDU)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 608, Tentative Map
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 17, T18N, R20E, MDM,
Washoe County, NV

DESIGN REVIEW COMMITTEE / LANDSCAPING REVIEW

65. Prior to any ground disturbing activity or finalization of a final map, the developer shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to:
1. Fencing.
 2. Landscaping material.
 3. Type and color of building material.
 4. General architectural design.
 5. Plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth.
 6. Landscaping location.
 7. Landscaping irrigation system.
68. The applicant shall provide 10-foot tall trees, with 2" caliper to replace any mature trees along Zolezzi Lane, in addition to the 4 ½ tall landscaped buffer area. The Department of Community Development (Planning and Development) shall determine compliance with this condition

Applicant: DR Horton, Attn.: Ted Brown, 190 W. Huffaker Lane, Reno, NV 89511

Property Owner: Zolezzi Venture, LLC, Attn: Gary Duhon, 12895 Welcome Way, Reno, NV 89511

Professional Consultant: Summit Engineering, Attn.: Robert Gelu, 5405 Mae Anne Avenue Reno, NV 89523

Community Services Department
Planning and Development
**DESIGN REVIEW COMMITTEE
APPLICATION**



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: AUTUMN WOOD			
Project Description: SUBDIVISION CONSISTING OF 46 SINGLE FAMILY UNITS IN 23 DUPLEXES			
Project Address: 401 ZOLEZZI LANE RENO, NV 89511			
Project Area (acres or square feet): 4.75			
Project Location (with point of reference to major cross streets AND area locator): NW OF ZOLEZZI LANE & ARROWCREEK PARKWAY INTERSECTION			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
044-320-48	4.75		
Section(s)/Township/Range: S17/T18/R20			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM06-002; AC10-003; AC14-002			
Applicant Information (attach additional sheets if necessary)			
Property Owner: ZOLEZZI VENTURE, LLC		Professional Consultant: SUMMIT ENGINEERING	
Name: GARY DUHON		Name: ROBERT GELU	
Address: 12895 WELCOME WAY RENO, NV Zip: 89511		Address: 5405 MAE ANNE AVENUE RENO, NV Zip: 89523	
Phone:	Fax:	Phone: (775) 787-4331	Fax:
Email: gary@duhonlawltd.com		Email: robert@summitnv.com	
Cell:	Other:	Cell:	Other:
Contact Person: GARY DUHON		Contact Person: ROBERT GELU	
Applicant/Developer: D R HORTON		Other Persons to be Contacted:	
Name: TED BROWN		Name:	
Address: 190 W. HUFFAKER LN. RENO, NV Zip: 89511		Address: Zip:	
Phone: (775) 683-9030	Fax:	Phone:	Fax:
Email: TSBrown@drhorton.com		Email:	
Cell: (775) 722-4543	Other:	Cell:	Other:
Contact Person: TED BROWN		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: D R HORTON

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Gary Duhon, as manager of Zolezzi Venture, LLC
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 044-320-48

Printed Name Gary Duhon

Signed [Signature]

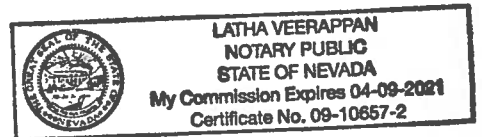
Address 12895 Welcome Way Reno, NV 89511

Subscribed and sworn to before me this 11th day of May, 2017

(Notary Stamp)

Latha V State - Nevada
Notary Public in and for said county and state County Washoe

My commission expires: 4-9-21



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

ZOLEZZI VENTURE, LLC

Business Entity Information

Status:	Active	File Date:	8/27/2010
Type:	Domestic Limited-Liability Company	Entity Number:	E0418492010-7
Qualifying State:	NV	List of Officers Due:	8/31/2017
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20101652405	Business License Exp:	8/31/2017

Additional Information

Central Index Key:	
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Registered Agent Information

Name:	GARY W DUHON	Address 1:	12895 WELCOME WAY
Address 2:		City:	RENO
State:	NV	Zip Code:	89511
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
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No stock records found for this company

Officers

Include Inactive Officers

Manager - RALPH M DANIEL

Address 1:	PO BOX 18177	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	USA
Status:	Active	Email:	

Manager - GARY W DUHON

Address 1:	PO BOX 18177	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization
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Document Number:	20100645213-64	# of Pages:	1
File Date:	8/27/2010	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20100651021-78	# of Pages:	1
File Date:	8/30/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120084976-29	# of Pages:	1
File Date:	2/5/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120687902-27	# of Pages:	1
File Date:	10/8/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20130572957-61	# of Pages:	1
File Date:	8/30/2013	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140469547-32	# of Pages:	1
File Date:	6/28/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150383874-91	# of Pages:	1
File Date:	8/28/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160378909-25	# of Pages:	1
File Date:	8/26/2016	Effective Date:	
(No notes for this action)			

COPY - has not been compared
with the Original Document - WCR

4354963

05/16/2014 02:25:15 PM

Requested By
WASHOE COUNTY CLERK
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$0.00 RPTT: \$0.00
Page 1 of 18

APN: 044-320-48

Mail Tax Statements To:
Zolezzi Venture, LLC
Attn: Gary Duhon
12895 Welcome Way
Reno, NV 89511

CONFORMED COPY

Recording Requested By County Clerk.
When recorded, copy to Community Services Dept.
Planning and Development Division

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

ORDINANCE APPROVING "FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (AUTUMN WOOD PROJECT)"

SUMMARY: Amends a Development Agreement to extend the duration of the agreement to March 7, 2020 and to extend the deadline for filing a final map in Tentative Map Case Number TM06-002 (Autumn Wood Subdivision) from March 7, 2014, until March 7, 2018, with a possible extension of two years until March 7, 2020, at the discretion of the Director of Planning and Development.

BILL NO. 1709

ORDINANCE NO. 1528

AN ORDINANCE APPROVING A "FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (AUTUMN WOOD PROJECT)"
AMENDING A DEVELOPMENT AGREEMENT ORIGINALLY APPROVED IN 2010 (AC10-003) REGARDING THE AUTUMN WOOD SUBDIVISION (APPROVED IN 2006 AS TENTATIVE MAP TM06-002). THIS AMENDMENT (CASE NO. AC14-002) EXTENDS THE DURATION OF THE AGREEMENT TO MARCH 7, 2020 AND EXTENDS THE DEADLINE FOR FILING THE NEXT IN A SERIES OF FINAL

Amendment of Conditions AC14-002 for Development Agreement DA08-001
(TM06-002 Autumn Wood)

Page 1 of 4

SUBDIVISION MAPS TO MARCH 7, 2018, WITH A POSSIBLE EXTENSION BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DIVISION TO MARCH 7, 2020. THE SUBDIVISION IS LOCATED ON THE NORTHWEST CORNER OF ZOLEZZI AND JEPSON LANES AND IS CURRENTLY UNDEVELOPED WITHIN SECTION 17, T18N, R20E (APN: 044-320-48).

WHEREAS:

- A. A tentative subdivision map for the proposed Autumn Wood Subdivision was approved on or about March 7, 2006 as TM06-002; and
- B. The deadline for filing a final map under NRS 278.360 was extended to March 7, 2010, under a Development Agreement recorded on March 4, 2008, as Document 3626836, Official Records of Washoe County; and further extended to March 7, 2014 by an Agreement recorded May 14, 2010 as Document No 3881495, Official Records Washoe County.
- C. On a petition timely filed before the expiration date, for good cause appearing, the current property owner and the Board of County Commissioners desire to amend the development agreement to extend the duration of the agreement to March 7, 2020 and to further extend the deadline for filing a final map to March 7, 2018, with a possible further extension to March 7, 2020, at the discretion of the Director of Planning and Development for Washoe County; and
- E. The Board determines that this action is being taken under NRS 278.0205, and therefore is not a rule within the meaning of NRS 237.060;

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DOES HEREBY ORDAIN:

SECTION 1.

The "First Amendment to Development Agreement (Autumn Wood Project)" attached hereto as Attachment A is hereby APPROVED by this ordinance. The Chairman is authorized to execute and deliver it for recording in the official records of Washoe County.

Amendment of Conditions AC14-002 for Development Agreement DA08-001
(TM06-002 Autumn Wood)

SECTION 2. General Terms.

1. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance and the attached agreement.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

This ordinance shall be in effect from and after its execution and publication as required by NRS 244.100 and any other enabling laws.

Passage and Effective Date (AC14-002, Autumn Wood)

This ordinance was proposed on 4-22-14 by
Commissioner HUMKE.

This ordinance was passed on 5-13-14.

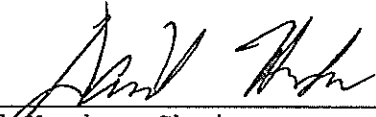
Those voting "aye" were HUMKE, WEBER, BERKHIGER & HARTUNG

Those voting "nay" were NONE.

Those absent were JUNG.

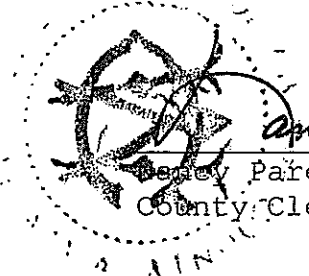
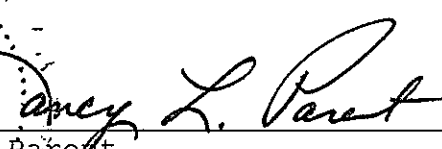
Those abstaining were NONE.

This ordinance shall be in force and effect from and after
the 23 day of May, 2014.



David Humke, Chairman
Washoe County Commission
Washoe County, Nevada

ATTEST:

Nancy Parent
County Clerk

ATTACHMENT A

APN# n/a

Recording Requested by:

Name: Washoe County Clerk
Address: 1001 E 9th St.
City/State/Zip: RENO NV

When Recorded Mail to:

Name: WASHOE COUNTY
Address: 1001 E 9th St.
City/State/Zip: RENO NV

Mail Tax Statement to:

Name: _____
Address: _____
City/State/Zip: _____

DOC # 4354852

05/16/2014 11:31:35 AM

Requested By
WASHOE COUNTY CLERK
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$0.00 RPTT: \$0.00
Page 1 of 14



(for Recorder's use only)

DEVELOPMENT AGREEMENT - Autumn Wood
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____
(State specific law)

Jaime Delleria
Signature

Supervisor
Title

JAIME DELLERIA
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

APN: 044-320-48

Mail Tax Statements To:
N/A

Recording Requested by
When recorded, mail to:
Washoe County
P.O. Box 30083
Reno, Nevada 89520-3083
ATTN: Planning & Development

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
(Autumn Wood Project)**

Summary: Extends duration of agreement to March 7, 2020 and the deadline for filing first final map on Autumn Woods Subdivision (TM 06-002) to March 7, 2018 with possible administrative extension to March 7, 2020 on approval of the Director of Planning and Development.

THIS AMENDMENT OF AGREEMENT ("First Amendment") is made by and between the following parties and involves the following Tentative Subdivision Map on the following Property:

Landowner	Zolezzi Ventures, LLC, a Nevada limited liability company
County	Washoe County, a political subdivision of the State of Nevada 1001 East 9 th Street Reno, Nevada 89520-3083 Attn: Planning and Development Division
Property	Approximately 4.75 acres of land located on northwest corner of Zolezzi and Jeppson Lanes in the City of Reno, more particularly described in Exhibit A, APN 044-320-48
Tentative Map	Tentative Subdivision Map TM06-002 (Autumn Wood) approved on March 7 2006.

1. RECITALS

1.1 On March 7, 2006, County issued an Action Order conditionally approving the Tentative Map on an application submitted by ERD Development, LLC/STFC Properties, LLC. Alpha Homes, LLC purchased the Property and the accompanying Tentative Map from ERD Development, LLC on April 28, 2006. Subsequently, City National Bank acquired the property and the Tentative Map from Alpha Homes by foreclosure, and Zolezzi Ventures, LLC acquired the Property and Tentative Map from City National Bank and is now the owner of the Property.

1.2 NRS 278.360 (at the time of the Tentative Map was approved) requires that a final subdivision map must be approved and recorded within two years from the date when the tentative map is approved, unless extended by a development agreement entered into pursuant to NRS 278.0201 et seq. On February 26, 2008, County entered into a development agreement (Case No. DA 08-001) extending the deadline for filing a final map to March 7, 2010. That development agreement was recorded as Doc # 3626836.

1.3 After acquiring the Property through foreclosure, City National Bank and the County subsequently entered into a Development Agreement to further extend the deadline for filing a final map to March 7, 2012, subject to the possibility of an administrative extension until March 7, 2014 (the "Development Agreement."). The Development Agreement was approved by ordinance and recorded as Document # 3881495, Official Records, Washoe County. A copy of the Development Agreement is attached hereto as Exhibit B. As authorized by the Development Agreement the deadline for filing a final map was administratively extended to March 7, 2014 by the Director of Community Development for Washoe County.

1.4 Before March 7, 2014, Developer timely filed for a further extension of the deadline, and, as authorized by NRS 278.0205, the parties desire to amend the Development Agreement and to further extend the deadline for filing a final map on the Autumn Wood Tentative Map as provided herein.

NOW THEREFORE the parties agree as follows:

2. AMENDMENTS TO DEVELOPMENT AGREEMENT

2.1 The Development Agreement is hereby amended as follows and in all relevant places to accomplish the intents and purposes stated herein.

2.2 Duration. Paragraph 2.1.B of the agreement is hereby amended to provide that this agreement expires on March 7, 2020, unless sooner terminated as provided herein or under NRS 278.0205.

2.3 Extension of Time to Record Final Map. Section 2.3 of the Development Agreement is amended and restated to read as follows:

2.3 Extension of Time To Record Final Map. The parties hereby agree that the maximum limit of the time for Landowner to record the Final Map or first in a series of final maps shall be extended for four (4) years, from March 7, 2014, to March 7, 2018. An additional 2 year extension of time for Landowner to file a Final Map or first in a series of final maps, from March 7, 2018 until March 7, 2020, may be approved by the Director of Community Development in his/her sole discretion. If a final map is not filed by the filing deadline, this Agreement and all proceedings with respect to Tentative Map TM06-002 (Autumn Wood) terminate without further notice.

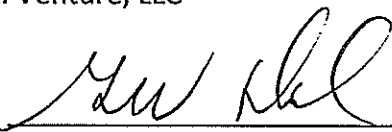
3. **NO OTHER CHANGES**

Except as expressly provided herein, the Development Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date above last written below.

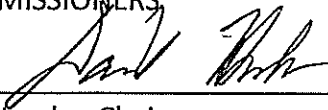
LANDOWNER:

Zolezzi Venture, LLC

By  Date 3/28/14
Gary Duhon, Manager

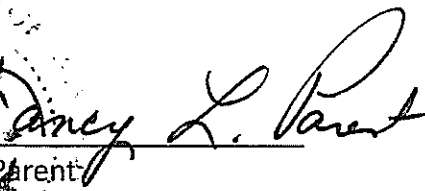
COUNTY:

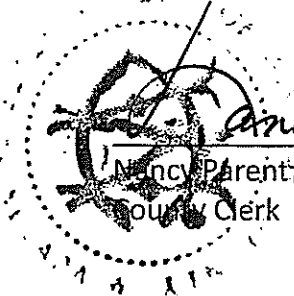
COUNTY OF WASHOE, a political subdivision of the State of Nevada, by its BOARD OF WASHOE COUNTY COMMISSIONERS.

By:  Date May 13, 2014
David Humke, Chairman
Board of County Commissioners

Date: May 13, 2014

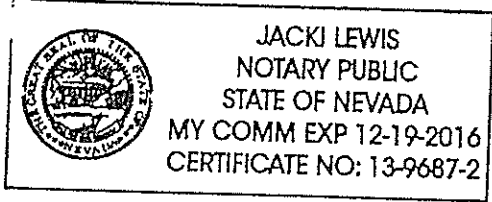
Attest:


Nancy L. Parent
County Clerk



STATE OF NEVADA)
)
) Acknowledgement in Representative Capacity
COUNTY OF WASHOE) (NRS 240.1665)

This Instrument was acknowledged before me on 3/28/14
By Gary Duhon as Manager of Zolezzi Ventures LLC, a Nevada limited liability compay.



Jacki Lewis

Notary Public

STATE OF NEVADA)
)
) Acknowledgement in Representative Capacity
COUNTY OF WASHOE) (NRS 240.1665)

This Instrument ^{*} was acknowledged before me on May 13, 2014
By Dave Humke as Chairman of the Board of County Commissioners of Washoe County.
** First Amendment to Development Agreement.*

Nancy L. Parent

Notary Public

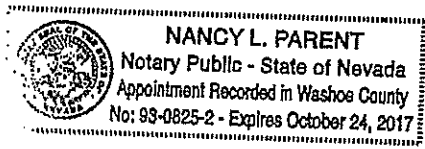


EXHIBIT "A"

Legal Description APN: 044-320-48

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

All that certain real property situate within the Southwest quarter (SW 1/4) of Section Seventeen (17), Township Eighteen North (T. 18 N.), Range Twenty East (R. 20 R), M.D.M., being more particularly described as follows:

Commencing at the Northwest corner of Parcel A of Parcel Map #1610, recorded on March 14, 1984 as File No. 912575 in the Official Records of Washoe County, Nevada;

Thence along the West lines of Parcels A and B of said Parcel Map #1610 and the West right-of-way line of Jeppson Lane, a private road, South 00°34'07" East, 870.29 feet (P/M #1610 - S 00°34'50" E) to the POINT OF BEGINNING.

Thence from the Point of Beginning, South 74°23'32" West, 355.45 feet;

Thence South 89°56'09" West, 320.72 feet;

Thence South 21°38'01" East, 335.92 feet to the North right-of-way line of Zolezzi Lane;

Thence along said North right-of-way line, the following two courses:

South 87°24'14" East 42.26 feet;

South 89°44'04" East, 501.10 feet to the West right-of-way line of said Jeppson Lane;

Thence along said West right-of-way line, North 00°34'07" West, 412.51 feet to the Point of Beginning.

Basis of Bearings: The rear lines of those parcels abutting South Virginia Street as shown on Record of Survey Map #2288, recorded April 19, 1991, Official Records, Washoe County, Nevada, taken as North 26°40' West

Reference is hereby made to that certain Record of Survey Map No. 3182 for a Boundary Line Adjustment recorded in the office of the Washoe County Recorder, State of Nevada on February 5, 1997 as Document No. 2070429, Official Records.

NOTE: Legal description previously contained in Document No. 2539124 recorded on March 30, 2001.

DOC # 3881495

05/14/2010 10:55:47 AM
Requested By
BIGHORN CONSULTING
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: \$20.00 RPTT: \$0.00
Page 1 of 7

APN: 044-320-48

Recording Requested By:

Name: City National Bank
Address: 555 S. Flower Street, 16th Floor
City/State/Zip: Los Angeles, California 90071

When Recorded Mail To:

Name: City National Bank
Address: 555 S. Flower Street, 16th Floor
City/State/Zip: Los Angeles, California 90071

Mail Tax Statement To:

Name: City National Bank
Address: 555 S. Flower Street
City/State/Zip: Los Angeles, CA 90071



AGREEMENT

(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____ (State specific law)

Signature

Lynne W. Sullivan
Printed Name

Vice President City National Bank
Title Company

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink. (Additional recording fee applies)

**Amendment of Conditions AC14-002 for
Development Agreement DA08-001 (TM06-002 Autumn Wood)**

AGREEMENT

THIS AGREEMENT ("Agreement") is made by and between **City National Bank, a National Banking Association**, ("Landowner"), and the **COUNTY OF WASHOE**, a political subdivision of the State of Nevada, ("County").

1. GENERAL

1.1 **Property.** Landowner is the owner of real property located in Washoe County, Nevada known as Assessor's Parcel Number 044-320-48 consisting of 4.75 acres located on the northwest corner of Zolezzi and Jeppson Lanes in the City of Reno (the "Property") as more particularly described in Exhibit "A" attached hereto, which is subject to the South Virginia Corridor Specific Plan (SVCSP) within the Southwest Truckee Meadows Area Plan.

1.2 **Tentative Map.** The Property has a County land use designation of Low Density Urban ("LDU"), which allows a density of 10 dwelling units per acre for single family homes. On March 7, 2006, County issued an Action Order conditionally approving a tentative map application submitted by ERD Development, LLC/STFC Properties, LLC., known as Tentative Subdivision Map Case File No. TM06-002 (Autumn Wood) (the "Tentative Map"). Alpha Homes, LLC purchased the Property and the accompanying Tentative Map from ERD Development, LLC. on April 28, 2006. On February 26, 2008, the Washoe County Board of County Commissioners adopted an Ordinance pursuant to NRS 278.0201 through 278.0207, which formally approved the Development Agreement Case No. DA08-001 in support of the Autumn Wood project. The sole purpose of the Development Agreement (recorded document # 3626836) was to extend the expiration date of the Autumn Wood subdivision map until March 7, 2010 on APN 004-320-48. Landowner acquired the Property and the accompanying Tentative Map through foreclosure proceedings from Alpha Homes, LLC on November 20, 2009. The development of the Property must be conducted pursuant to the provisions of the Tentative Map and the Washoe County Development Code (the "Code").

1.3 **Final Map Requirement.** Pursuant to NRS 278.360(1), unless parties have entered into an agreement concerning the development of land authorized by NRS 278.0201, Landowner must cause its first final map (the "Final Map"), to be recorded prior to the expiration of two (2) years after approval of the Tentative Map, which is March 7, 2008.

2. AGREEMENT CONCERNING DEVELOPMENT OF LAND.

2.1 **Compliance with NRS 278.0201 and Code.** This Agreement is an agreement concerning the development of land under NRS 278.0201 and Article 814 of the Code. Landowner is the owner of fee title to the Property, and therefore has a legal interest in the Property. In compliance with NRS 278.0201(1), the following elements are described:

- A. the land which is subject to this Agreement is the Property;
*Amendment of Conditions AC14-002 for
Development Agreement DA08-001 (TM06-002 Autumn Wood)*

- B. the duration of this Agreement commences upon execution hereof by the last party and expires on March 7, 2012; and,
- C. the permitted uses on the Property, the density or intensity of its use, the maximum height and size of proposed buildings, and the provisions for the dedication of any portion of the Property for public use are as provided in the Tentative Map and Code.

2.2 Public Improvements. Terms and conditions relating to construction and financing of necessary improvements and facilities, including participation in special assessment district proceedings, if necessary, are contained in the Tentative Map.

2.3 Extension of Time to Record Final Map. The parties hereby agree that the maximum limit of the time for Landowner to record the Final Map shall be extended for two (2) years, from March 7, 2010, to March 7, 2012. An additional 2 years of time may be extended under the approval of the Director of Community Development.

2.4 Code Changes. The parties agree that changes in state or county law concerning public health, safety or welfare will apply to any final map or other permit.

3. MISCELLANEOUS PROVISIONS.

3.1 Time is of the Essence. Time is of the essence of this Agreement.

3.2 Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension or time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period of time equal to the period of delay.

3.3 Successors. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

3.4 Professional Fees. If either party commences an action against the other to interpret or enforce any of the terms of this Agreement or because of the breach by the other party of any of the terms hereof, the losing party shall pay to the prevailing party reasonable attorney's fees and costs and expenses incurred in connection with the prosecution or defense of such action, whether or not the action is prosecuted to a final judgment. For the purpose of this agreement, the terms "attorneys' fees" or "costs and expenses" shall mean the fees and expenses of counsel to the parties hereto, which may include printing, photocopying, duplicating and other expenses, air freight charges, and fees billed for law clerks, paralegals, librarians and others not admitted to the bar but performing services under the supervision of an attorney. The terms "attorneys' fees" and "attorneys' fees and costs" shall also include, without limitation, all such fees and expenses incurred

with respect to appeals, arbitrations and bankruptcy proceedings, and whether or not any action or proceeding is brought with respect to the matter for which said fees and expenses were incurred. The term "attorney" shall have the same meaning as the term "counsel".

3.5 Entire Agreement. This Agreement is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.

3.6 Governing Law. The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of Nevada. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada and venue for any action shall be solely in state district court for Washoe County, Nevada.

3.7 Days of Week. If any date for performance herein fall on a Saturday, Sunday or holiday, pursuant to the laws of the State, the time for such performance shall be extended to 5:00 p.m. on the next business day.

3.8 Written Amendments. This Agreement may not be modified, amended, altered or changed in any respect whatsoever except by further agreement in writing, duly executed by both parties. No oral statements or representations subsequent to the execution hereof by either party are binding on the other party, and neither party shall have the right to rely on such oral statements or representations.

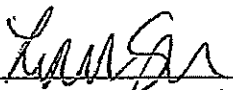
3.9 Future Cooperation. Each party shall, at the request of the other, at any time, execute and deliver to the requesting party all such further instruments as may be reasonably necessary or appropriate in order to effectuate the purpose and intent of the Agreement.

3.10 Interpretation. The parties hereto acknowledge and agree that each has been given the opportunity to review this Agreement with legal counsel independently. The parties have equal bargaining power and intend the plain meaning of the provisions herein. In the event of an ambiguity in or dispute regarding the interpretation of the Agreement, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who causes the uncertainty to exist, or against the draftsmen.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date above last written below.

LANDOWNER:

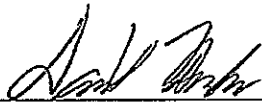
**City National Bank, a National Banking
Association**

By: 
Name: Lynne W. Sullivan
Its: Vice President

Date: 3/22/10

COUNTY:

**COUNTY OF WASHOE, a political
subdivision of the State of Nevada, by its
BOARD OF WASHOE COUNTY
COMMISSIONERS**

By: 
DAVID HUMKE, Chairman

Date: 3/4/10

ATTEST:


AMY HARVEY, County Clerk

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

On 3/22/10 before me, E.W. Mack Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Lynne W. Sullivan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT "A"
Legal Description
APN: 044-320-48

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

All that certain real property situate within the Southwest quarter (SW 1/4) of Section Seventeen (17), Township Eighteen North (T. 18 N.), Range Twenty East (R. 20 E.), M.D.M., being more particularly described as follows:

Commencing at the Northwest corner of Parcel A of Parcel Map #1610, recorded on March 14, 1984 as File No. 912575 in the Official Records of Washoe County, Nevada;

Thence along the West lines of Parcels A and B of said Parcel Map #1610 and the West right-of-way line of Jeppson Lane, a private road, South 00°34'07" East, 870.29 feet (P/M #1610 - S 00°34'50" E) to the POINT OF BEGINNING.

Thence from the Point of Beginning, South 74°23'32" West, 355.45 feet;

Thence South 89°56'09" West, 320.72 feet;

Thence South 21°38'01" East, 335.92 feet to the North right-of-way line of Zolezzi Lane;

Thence along said North right-of-way line, the following two courses:

South 87°24'14" East 42.26 feet;

South 89°44'04" East, 501.10 feet to the West right-of-way line of said Jeppson Lane;

Thence along said West right-of-way line, North 00°34'07" West, 412.51 feet to the Point of Beginning.

Basis of Bearings: The rear lines of those parcels abutting South Virginia Street as shown on Record of Survey Map #2288, recorded April 19, 1991, Official Records, Washoe County, Nevada, taken as North 26°40' West.

Reference is hereby made to that certain Record of Survey Map No. 3182 for a Boundary Line Adjustment recorded in the office of the Washoe County Recorder, State of Nevada on February 5, 1997 as Document No. 2070429, Official Records.

NOTE: Legal description previously contained in Document No. 2539124 recorded on March 30, 2001.



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Jaime Delleria
Signature

5-16-14
Date

JAIME DELLERA
Printed Name



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



AMENDED ACTION ORDER

August 8, 2006

ERD Development, LLC
Attn: Kevin Knecht
P.O. Box 10565
Reno, NV 89510

STFC Properties, LLC
Attn: Ron Gardner
430 Bavarian
Carson City, NV 89705

Dear Applicant and Property Owner:

As filed with the Department of Community Development, the Washoe County Planning Commission, at its regular meeting of March 7, 2006, approved the following with seventy-four (74) conditions:

TENTATIVE SUBDIVISION CASE NO. TM06-002 (AUTUMN WOOD) – To develop a 47-lot single-family townhome common open space subdivision on ± 4.75 acres, as authorized in Article 608, Tentative Subdivision Maps, of the Washoe County Development Code. Lot size will be $\pm 1,595$ square feet in a duet configuration. The project is located on the northwest corner of Zolezzi and Jeppson Lanes and is currently developed as a mobile home park. The subject parcel is designated Low Density Urban (LDU) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 17, T18N, R20E. The property is located within the Southwest Truckee Meadows Citizen Advisory Board boundary, Washoe County Commission District No. 2 and the City of Reno Area of Interest. (APN: 044-320-48)

The approval of the tentative subdivision map was based on the following findings:

1. Plan Consistency. That the proposed map is consistent with the Comprehensive Plan and the South Virginia Corridor Specific Plan (SVCSP) within in the Southwest Truckee Meadows Area Plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Comprehensive Plan, and the South Virginia Corridor Specific Plan (SVCSP) within the Southwest Truckee Meadows Area Plan;
3. Type of Development. That the site is physically suited for a 47-lot single-family townhome subdivision;
4. Availability of Services. That, as conditioned, the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
Date: August 8, 2006
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5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the townhome (Duet) design of the subdivision or type of improvement is not likely to cause significant public health problems;
7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Comprehensive Plan;
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and
11. Reasoned Consideration. That the Planning Commissioners gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Unless appeals are filed in the time period stipulated in the Washoe County Development Code, the decision by the Planning Commission is final.

Yours truly,



Adrian P. Freund, AICP
Director and Secretary to the Planning Commission

APF/SM/cm (TM06-002f1)

xc: Jeff Codega Planning/Design, Inc., Attn: John Krmpotic, 433 West Plumb Lane, Reno, NV 89509
Blaine Carlidge, District Attorney's Office; Bryan Tyre, District Health Department; Jim Schaffer, District Health Department; Marge Clausen, Assessor's Office (CAAS); Theresa Wilkins, Chief Appraiser, Assessor's Office; David Lindsey, Department of Water Resources; Engineering Division; Reno Fire Department, Daniel Birkel, Nevada Division of Environmental Protection, 333 West Nye Lane, Suite 138, Carson City, NV 89706; Regional Transportation Commission, Attn: Debra Goodwin, 600 Sutro Street, Reno, NV 89502; Vanessa Dunnican, Public Policy, Accountability & Assessment, Washoe County

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
Date: August 8, 2006
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School District, PO Box 30425, Reno, NV 89520-3425; Truckee Meadows Regional Planning Agency, Chamber Towers, One East First Street, Suite 900, Reno, NV 89501-1625; Chair, Southwest Truckee Meadows Citizen Advisory Board.

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
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STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil; and
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335.
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
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**CONDITIONS FOR
TENTATIVE SUBDIVISION MAP CASE NUMBER TM06-002
AUTUMN WOOD
(As approved by the Washoe County Planning Commission on March 7, 2006)**

THE TENTATIVE MAP APPROVAL ALLOWS THE SUBDIVIDER TO PROCEED WITH FULFILLING THE CONDITIONS OF APPROVAL AND RECORD A FINAL MAP FOR ALL, OR PORTIONS OF, THE DEVELOPMENT WITHIN TWO (2) YEARS FROM THE DATE OF THE PLANNING COMMISSION ACTION. FAILURE TO RECORD THE FIRST FINAL MAP WITHIN TWO (2) YEARS OF THE PLANNING COMMISSION ACTION, OR FAILURE TO RECORD THE LATEST MAP IN A SERIES WITHIN ONE (1) YEAR AFTER THE DATE OF THE MOST RECENTLY RECORDED MAP, SHALL TERMINATE ALL PROCEEDINGS CONCERNING THE SUBDIVISION.

UNLESS OTHERWISE STATED, PRIOR TO FINALIZATION OF ANY PORTION OF THE TENTATIVE SUBDIVISION MAP, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES TO ENSURE COMPLETION OF THE CONDITIONS MUST BE PROVIDED. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES.

A COPY OF ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL BE FILED WITH THE DEPARTMENT OF PUBLIC WORKS AND/OR THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

THE DEVELOPER SHALL MEET WITH THE ENGINEERING DIVISION, DEPARTMENT OF WATER RESOURCES AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF AT LEAST SIXTY (60) DAYS BEFORE THE ANTICIPATED DATE OF THE FINAL MAP RECORDATION TO REVIEW SCHEDULING, REQUIREMENTS, FINAL CONSTRUCTION DRAWINGS, AND DOCUMENTATION NECESSARY TO ADEQUATELY COMPLY WITH THE CONDITIONS OF APPROVAL AND THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES.

REQUESTS FOR EXTENSION OF TIME FOR SUBSEQUENT FINAL MAPS MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT LEAST SIXTY (60) DAYS PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE SUBDIVISION MAP.

COMPLIANCE WITH THE APPLICABLE STATUTES, ORDINANCES, RULES, REGULATIONS AND POLICIES AND WITH THE CONDITIONS OF APPROVAL OF THIS TENTATIVE MAP IS THE RESPONSIBILITY OF THE DEVELOPER, ITS SUCCESSOR IN INTEREST, AND ALL OWNERS, ASSIGNEES AND OCCUPANTS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

A COPY OF THE FINAL ORDER FOR THE APPROVAL OF THE TENTATIVE MAP SHALL BE ATTACHED TO ALL PHASES/UNITS SUBMITTALS FOR FINAL MAP REVIEW SIXTY (60) DAYS PRIOR TO RECORDATION.

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, "MAY" IS PERMISSIVE, AND "SHALL" OR "MUST" IS MANDATORY.

Letter to: ERD Development, LLC/STFC Properties, LLC
 Subject: Tentative Subdivision Map No. TM06-002
 Date: August 8, 2006
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GENERAL CONDITIONS

- The subdivision shall be in substantial compliance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.

Regulatory Zone for Review Purposes	Low Density Urban (LDU) Land Use Designation (Max. 10 unit/acre)
Minimum Lot Area Required	3,700 square feet
Minimum Lot Width	60 feet
Minimum Front Yard	*15 feet
Minimum Side Yard	*5 feet
Minimum Rear Yard	*20 feet
Maximum Building Height	35 feet/2 story maximum

Note: Variances to these standards may be processed per Washoe County Code. The Department of Community Development shall be responsible for determining compliance with this condition.

*The development will be varying from these standards for the type of project, and providing greater rear yard setbacks, greater side yard setbacks between structures; and maintain a zero front yard setback due to the private driveways.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

- Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

- The subdivider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, within two years after the date of approval of the tentative map or within one year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by one year if the extension request is received prior to the expiration date.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
Date: August 8, 2006
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- Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority. Substantial compliance shall be determined by the applicable agency and the Department of Community Development.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

- Prior to acceptance of public improvements and release of any financial assurances, the developer shall furnish to the water and sewer provider(s) and Engineering Division a set of reproducible as-built construction drawings prepared by a civil engineer registered in the State of Nevada.
- The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County. The applicable department of Washoe County shall determine compliance with this condition.
- A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts, shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

The Department of Community Development shall be responsible for determining compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

- The final map shall designate faults that have been active during the Holocene epoch of geological time and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
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9. The developer shall provide written approval from the U.S. Postal Service concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the on-site improvements. The County Engineer shall determine compliance with this condition.
10. The developer and all successors shall direct any potential purchaser of the site to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Department of Community Development of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

11. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan. The County Engineer shall determine compliance with this condition.
12. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the homeowners association. The County Engineer shall determine compliance with this condition. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
13. Any existing easements or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate. The County Engineer shall determine compliance with this condition.
14. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project. The County Engineer shall determine compliance with this condition.
15. All existing overhead utility lines shall be placed underground, except electric transmission lines greater than 100 kilovolts, which can remain above ground. The County Engineer shall determine compliance with this condition.
16. Documentation of legal access over the proposed secondary access routes located on private property (Jeppson Lane and the private drive to the west boundary) shall be provided prior to approval of the affected final map. The County Engineer shall determine compliance with this condition.

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
Date: August 8, 2006
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DRAINAGE/GRADING/TRAFFIC

17. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review and will be based upon the final hydrology report. The Engineering Division shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

18. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted to the County Engineer for approval. The County Engineer shall determine compliance with this condition.
19. Prior to the finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted to the County Engineer. All storm drainage improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
20. Any increase in stormwater runoff resulting from the development and based on the 5- and 100-year storm(s) shall be detained. The County Engineer shall determine compliance with this condition.
21. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site to the satisfaction of the Engineering Division. The Engineering Division shall determine compliance with this condition.
22. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by a Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment or Conditional Letter of Map Revision, the date of that letter and a note to that effect shall appear on the final map. The County Engineer shall determine compliance with this condition.
23. Standard reinforced concrete headwalls or other approved alternatives shall be placed on the inlet and outlet of all drainage structures, and grouted rock riprap shall be used to prevent erosion at the inlets and outlets of all culverts to the satisfaction of the Engineering Division. The County Engineer shall determine compliance with this condition.
24. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map. The County Engineer shall determine compliance with this condition.
25. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be privately maintained and perpetually funded by a homeowners association. As an alternative to a homeowners association, the developer may request the establishment of a County Utility Service Area under which fees would be paid for

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
Date: August 8, 2006
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maintenance of the proposed storm drainage detention facility. The fee amount will be based on the additional service above that normally provided by the County to maintain new stormwater facilities dedicated by the developer (i.e., curb and gutter, drop inlets and piping). The County Engineer shall determine compliance with this condition. The maintenance and funding of these drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

26. The maximum permissible flow velocity (that which does not cause scour) shall be determined for all proposed channels and open ditches. The determination shall be based on a geotechnical analysis of the channel soil, proposed channel lining and channel cross section, and it shall be in accordance with acceptable engineering publications/calculations. Appropriate linings shall be provided for all proposed channels and open ditches such that the 100-year flows do not exceed the maximum permissible flow velocity. The County Engineer shall determine compliance with this condition.
27. All slopes steeper than 3:1 shall be mechanically stabilized to control erosion. As an alternative to riprap, an engineered solution (geofabric, etc.) may be acceptable. The County Engineer shall determine compliance with this condition.
28. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. The County Engineer shall determine compliance with this condition.
29. The master hydrology/hydraulic report shall include a current site specific analysis of the impacts of flows from the northern two branches of Whites Creek based on the criteria established in the Preliminary Whites Creek Basin Management Study prepared by Cella Barr Associates, dated August 17, 1994 (Cella Barr Report). For units located outside the FEMA flood hazard areas, finished floor elevations shall be set in compliance with the mass grading requirements of the Cella Barr Report. For units located within FEMA flood hazard areas, finished floor elevations shall be set at the higher of either the FEMA requirements or the Cella Barr Report. The County Engineer shall determine compliance with this condition.
30. 100-year flows from Whites Creek that are carried in the proposed streets shall not exceed one foot of depth at the gutter flowline, and the depth of flow multiplied by the velocity of flow shall not exceed six sq.ft./sec. The County Engineer shall determine compliance with this condition.
31. A note on the final map shall identify the following:
 - A. Any proposed fencing within the floodplain requires approval of the Washoe County Engineer, and fencing shall be designed not to obstruct flood flows.
 - B. Structures located within a FEMA flood hazard area must comply with the Washoe County Development Code Article 416, Flood Hazards and the final approved hydrology/hydraulic report.

The County Engineer shall determine compliance with this condition.

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
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32. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be provided. The County Engineer shall determine compliance with this condition.
33. If the private streets will be named, street names shall be reviewed and approved by the Regional Street Naming Coordinator. The County Engineer shall determine compliance with this condition.
34. For any utilities placed in existing County streets, the streets shall be repaired to the satisfaction of the County Engineer. At a minimum, this will require full depth removal and replacement of asphalt for half the street width, or replacement of non-woven pavement reinforcing fabric with a 2" asphalt overlay for half the street width. Type II slurry seal is required for the entire street width with either option. Full width street improvements may be required if the proposed utility location is too close to the centerline of the existing street. The County Engineer shall determine compliance with this condition.
35. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage. The County Engineer shall determine compliance with this condition.
36. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication. The County Engineer shall determine compliance with this condition.
37. Adequate snow storage easements shall be identified on the final plat. The County Engineer shall determine compliance with this condition.
38. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street. The County Engineer shall determine compliance with this condition.
39. If the Engineering Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering Division with a letter, prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans. The County Engineer shall determine compliance with this condition.
40. Any landscaping within the County right-of-way will require a Revocable Encroachment Permit and will be approved on a case-by-case basis. Washoe County will not maintain landscaping in the right-of-way. Maintenance responsibility for any landscaping within

Letter to: ERD Development, LLC/STFC Properties, LLC
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the right-of-way shall be addressed prior to the finalization of the affected final map. The County Engineer shall determine compliance with this condition.

41. The access driveway width off Zolezzi Lane shall be a minimum of 36 feet wide. The County Engineer shall determine compliance with this condition.
42. The minimum spacing between the project driveway and Jeppson Lane and Valley Springs shall be 200 feet. The Engineering Division shall determine compliance with this condition.
43. The parking stalls immediately opposite the main entry driveway will not be allowed. The Engineering Division shall determine compliance with this condition.
44. The applicant shall construct a bicycle lane on the north side of Zolezzi Lane. The Engineering Division shall determine compliance with this condition.
45. The applicant shall construct a deceleration lane at the main entrance/driveway on Zolezzi Lane. The Engineering Division shall determine compliance with this condition.
46. Final lot configuration is dependent on the final map submittals. The County Engineer shall determine compliance with this condition.

HEALTH, WATER AND SEWER

47. Truckee Meadows Water Authority (TMWA), as the water purveyor for this project, will determine the necessary water rights. Said water rights shall be dedicated to Washoe County prior to approval of each final map. The water rights must be in good standing with the State Division of Water Resources and shall reflect the point of diversion, place of use, and manner of use satisfactory to the Department of Water Resources (DWR). Washoe County, in turn, will execute a 99-year water sale (lease) agreement to make the water rights available to TMWA. The DWR shall determine compliance with this condition.
48. The Developer shall pay \$50.00 per lot, prior to recordation of each final map, to the DWR as their prorated share of the ongoing sewer facility plan for the South Truckee Meadows. The DWR shall determine compliance with this condition.
49. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map. The DWR shall determine compliance with this condition.
50. Improvement plans shall be submitted and approved by DWR prior to approval of each final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada. The DWR shall determine compliance with this condition.
51. The Developer shall construct and/or provide the financial assurance for the construction of the sanitary sewer collection systems prior to approval of each final map. The financial assurance must be in a form and amount acceptable to the DWR. The DWR shall determine compliance with this condition.

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
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52. DWR approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The DWR will be responsible to inspect the construction of the domestic sanitary sewer collection system, or appurtenant facilities. The DWR shall determine compliance with this condition.
53. The sanitary sewer collection systems must be offered for dedication to Washoe County along with the recordation of each final map. The DWR shall determine compliance with this condition.
54. Easements and real property for the sanitary sewer collection systems and appurtenances shall be offered for dedication to Washoe County respectively along with the recordation of each final map. The DWR shall determine compliance with this condition.
55. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. and proposed collection line sizes, on-site and off-site alignment, and half-full velocities.The DWR shall determine compliance with this condition.
56. No Certificates of Occupancy will be issued until sanitary sewer facilities necessary to serve each final map have been completed and accepted for operation and maintenance by the DWR. The DWR shall determine compliance with this condition.
57. No building permits shall be released until an application for service is received and a sewer lateral permit is issued. The DWR shall determine compliance with this condition.
58. No permanent structures (including retaining or rockery walls, or buildings, etc.) shall be allowed within or upon any County maintained utility easement. The DWR shall determine compliance with this condition.

REGIONAL TRANSPORTATION COMMISSION

59. It is recommended that the applicant be required to develop a plan to identify the location of transit facilities and related features should transit service be extended in the future to the project site. The applicant and the Regional Transportation Commission shall work together on this recommendation. The Regional Transportation Commission shall determine compliance with this condition.

FIRE DEPARTMENT

60. The plans submitted with a building permit application shall show evidence of compliance with the recommendations of the Reno Fire Department. Those concerns

Letter to: ERD Development, LLC/STFC Properties, LLC
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are fire hydrant number and location, and emergency access. Access and fire flows concerns shall be addressed prior to the introduction of any combustible materials to the site. The Reno Fire Department shall determine compliance with this condition. The applicant shall provide the Department of Community Development with acknowledgement of compliance with this condition.

61. The private street widths shall be 24 feet from face of curb to face of curb, and off-street parking shall be provided for in the designated parking areas that are evenly dispersed throughout the site; and the appropriate signage is required indicating that on-street parking is prohibited. The Reno Fire Department shall determine compliance with this condition.
62. Turns along the fire apparatus access roadways shall provide a minimum 40-foot centerline turning radius. The design of the two exterior gates, which restrict access to this site, shall be subject to the approval of the Reno Fire Department. A chain with a padlock arrangement is an approved method for the gates. The Reno Fire Department shall determine compliance with this condition.

CONDITIONS, COVENANTS AND RESTRICTIONS

63. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to the Community Development staff for review and subsequent forwarding to the District Attorney for review and approval. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to the Community Development Department with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office.

Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

- a. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - 1) Vegetation management;
 - 2) Watershed management;
 - 3) Debris and litter removal;
 - 4) Fire access and suppression;
 - 5) Maintenance of public access and/or maintenance of limitations to public access.
- b. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
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- c. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- d. The project, if adjacent to undeveloped land, shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
- e. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
- f. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
- g. No motorized vehicles shall be allowed on the platted common area.
- h. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
- i. Mandatory solid waste collection.
- j. Fence material, height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.
- k. The common open space owned by the homeowners association shall be noted on the final map as "common open space," and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed shall be presented with the CC&Rs for review by the Community Development staff and the District Attorney, prior to the recordation of the first final map.

Final Map Verification: Phase/Unit No.: _____ Date Submitted: _____
Where/How Condition is Satisfied: _____

WASHOE—STOREY CONSERVATION DISTRICT CONDITIONS

- 64. A review letter from the Washoe-Storey Conservation District (WSCD) shall be submitted to the County Engineer prior to the "red line" meeting. The WSCD recommendations shall be implemented with the appropriate design/specifications included in the construction drawings to the satisfaction of the County Engineer. The County Engineer shall be responsible for determining compliance with this condition.

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
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LANDSCAPING AND COMMON OPEN SPACE

65. Prior to any ground-disturbing activity or finalization of a final map, the developer shall submit a landscaping/architectural design plan to the Department of Community Development for review and approval by the Design Review Committee. Said plan shall address, but not be limited to: fencing, landscaping material, type and color of building material, general architectural design, (if plant material: type, size at time of planting, maturation size at full growth, period of time between planting and full growth), landscaping location, landscaping irrigation system, and financial assurances that landscaping will be planted and maintained.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

66. A certification letter or series of letters by a landscape architect registered in the State of Nevada shall be submitted to the Department of Community Development. The letter(s) shall certify that all applicable landscaping provisions of Articles 408, 410 and 412 of the Development Code have been met. Any landscaping plans and the letter shall be wet-stamped.

The letter shall indicate any provisions of the code that the Director of Community Development has waived. The Department of Community Development shall be responsible for determining compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

67. All open space on the final map shall be identified as common area or open space that will be dedicated to a public entity. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the homeowners association. The County Engineer shall be responsible for determining compliance with this condition. The maintenance of the common areas shall be addressed in the CC&Rs. The District Attorney's Office shall be responsible for determining compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

68. The applicant shall provide 10-foot-tall trees, with 2" caliper, to replace any mature trees along Zolezzi Lane, in addition to the 4½-foot-tall landscaped buffer area. The Department of Community Development shall determine compliance with this condition.

Final Map Verification: Phase/Unit No.: _____ *Date Submitted:* _____
Where/How Condition is Satisfied: _____

Letter to: ERD Development, LLC/STFC Properties, LLC
Subject: Tentative Subdivision Map No. TM06-002
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OPERATIONAL CONDITIONS

69. The hours of operation for the grading and all incidental ground-disturbing activity, to include home construction, shall be from 7:00 a.m. to 5:00 p.m., Monday through Saturday only. The Department of Community Development shall determine compliance with this condition.
70. On-site truck traffic and staging, to include all construction equipment and maintenance of that equipment, shall be done on-site, as far away from Zolezzi Lane as possible. Hours for maintenance of all construction equipment (on-site) shall be from 7:00 a.m. until 6:30 p.m. The Department of Community Development and the Engineering Division shall determine compliance with this condition in conjunction with the approved haul route by the Engineering Division.

AIRPORT AUTHORITY

71. The property owner(s) shall grant an Avigation Easement to, and acceptable to, the Reno-Tahoe Airport Authority over the entire property. The property owner(s) shall provide the Planning Department with appropriate documentation indicating the Avigation Easement has been granted and accepted by the Reno-Tahoe Airport Authority, prior to the issuance of a building permit. The Airport Authority shall determine compliance with this condition.
72. The property owner shall be responsible for incorporating air conditioning systems in all dwelling units. The Airport Authority shall determine compliance with this condition.
73. The applicant and/or property owner shall include a formal noise disclosure relative to aircraft over flights and noise, acceptable to the Airport Authority, as a separate document from the Title Agreement. This noise disclosure may be obtained from the Airport Authority and should be attached to any parcel map, tentative map or final map for approval. The Airport Authority shall determine compliance with this condition.
74. Prior to recording of the first Final Map, the applicant shall file a report with the Community Development staff and the Planning Commission (to be reviewed under Planning Items or Others Items) that addresses the requirements of NRS 278.0232. The report must address the availability to comparable parks in the area and the cost of relocating a mobile home to another park. The Department of Community Development shall determine compliance with this condition.

END OF CONDITIONS

DESIGN REVIEW PACKET FOR AUTUMN WOOD

401 ZOLEZZI LANE WASHOE COUNTY, NEVADA
APN 044-320-48

PROPERTY OWNER

ZOLEZZI VENTURE, LLC
12895 WELCOME WAY
RENO, NEVADA 89511

PREPARED FOR:

D R HORTON
190 W. HUFFAKER LANE SUITE 408
RENO, NEVADA 89511
TEL: (775) 683-9030

PREPARED BY:

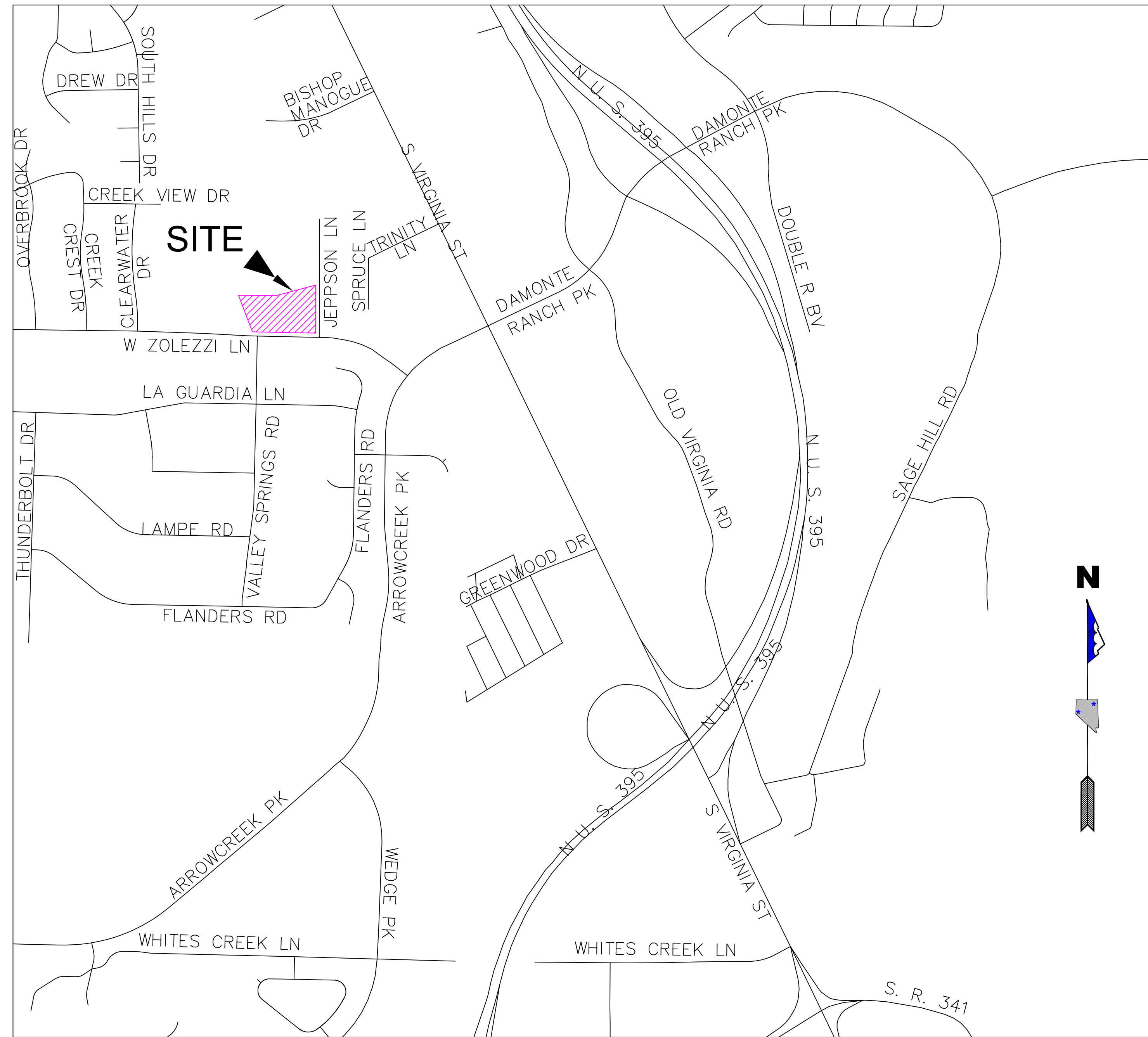
SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE
RENO, NV 89523

BIGHORN CONSULTING
PO BOX 18790 RENO, NEVADA 89511
TEL.: (775) 827-6900

LA STUDIO NEVADA
1552 C STREET SPARKS, NEVADA 89431
TEL.: (775) 323-2223

JENSEN ENGINEERING, INC
9655 GATEWAY DRIVE, SUITE A RENO, NEVADA 89521
TEL.: (775) 852-2288

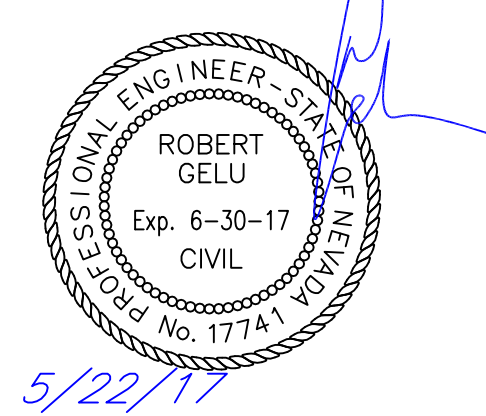
LARRY TINDALL RESIDENTIAL DESIGNER
1761 CARLOS DR. LAS VEGAS, NEVADA 89123
TEL.: (702) 597-5597

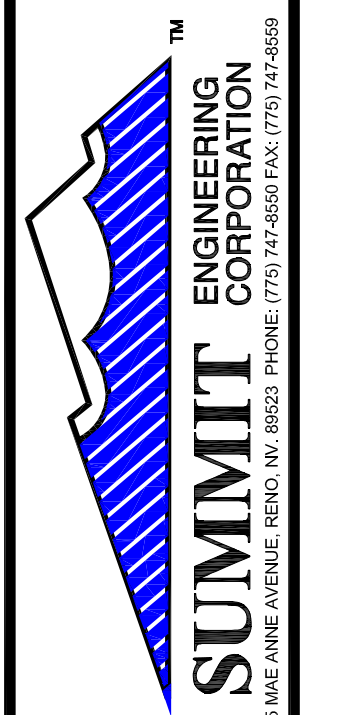


VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

T-1	.....	TITLE SHEET & VICINITY MAP
C-1	.....	SITE PLAN
C-2	.....	GRADING PLAN
C-3	.....	UTILITY PLAN
L1	.....	PRELIMINARY LANDSCAPE AND SIGNAGE PLAN
E1	.....	LEGEND, REQUIREMENTS, & EQUIPMENT SCHEDULE
E2	.....	ELECTRICAL SITE PLAN & DETAILS
E3	.....	SITE LIGHTING PHOTOMETRIC DIAGRAM
AB000	.....	DUPLEX CONCEPTS ~ COLOR ELEVATIONS
AB040	.....	DUPLEX TYPE #1 ~ ELEVATIONS
AB041	.....	DUPLEX TYPE #1 ~ ELEVATIONS
AB042	.....	DUPLEX TYPE #1 ~ ELEVATIONS
AB043	.....	DUPLEX TYPE #1 ~ ELEVATIONS
AB044	.....	DUPLEX TYPE #2 ~ ELEVATIONS
AB045	.....	DUPLEX TYPE #2 ~ ELEVATIONS
AB046	.....	DUPLEX TYPE #2 ~ ELEVATIONS
AB047	.....	DUPLEX TYPE #2 ~ ELEVATIONS
AU010	.....	1713 PLAN DUPLEX ~ FLOORPLANS
AU011	.....	1732 PLAN DUPLEX ~ FLOORPLANS
AU012	.....	2019 PLAN DUPLEX ~ FLOORPLANS
AU013	.....	2086 PLAN DUPLEX ~ FLOORPLANS
P-1	.....	AERIAL PHOTO
P-2	.....	PHOTOS ~ VIEWS OF THE SITE
P-3	.....	PHOTOS ~ VIEWS FROM THE SITE





SUMMIT ENGINEERING CORPORATION
5405 MAE ANNE AVENUE, RENO, NV 89523, PHONE: (775) 747-6800, FAX: (775) 747-6808

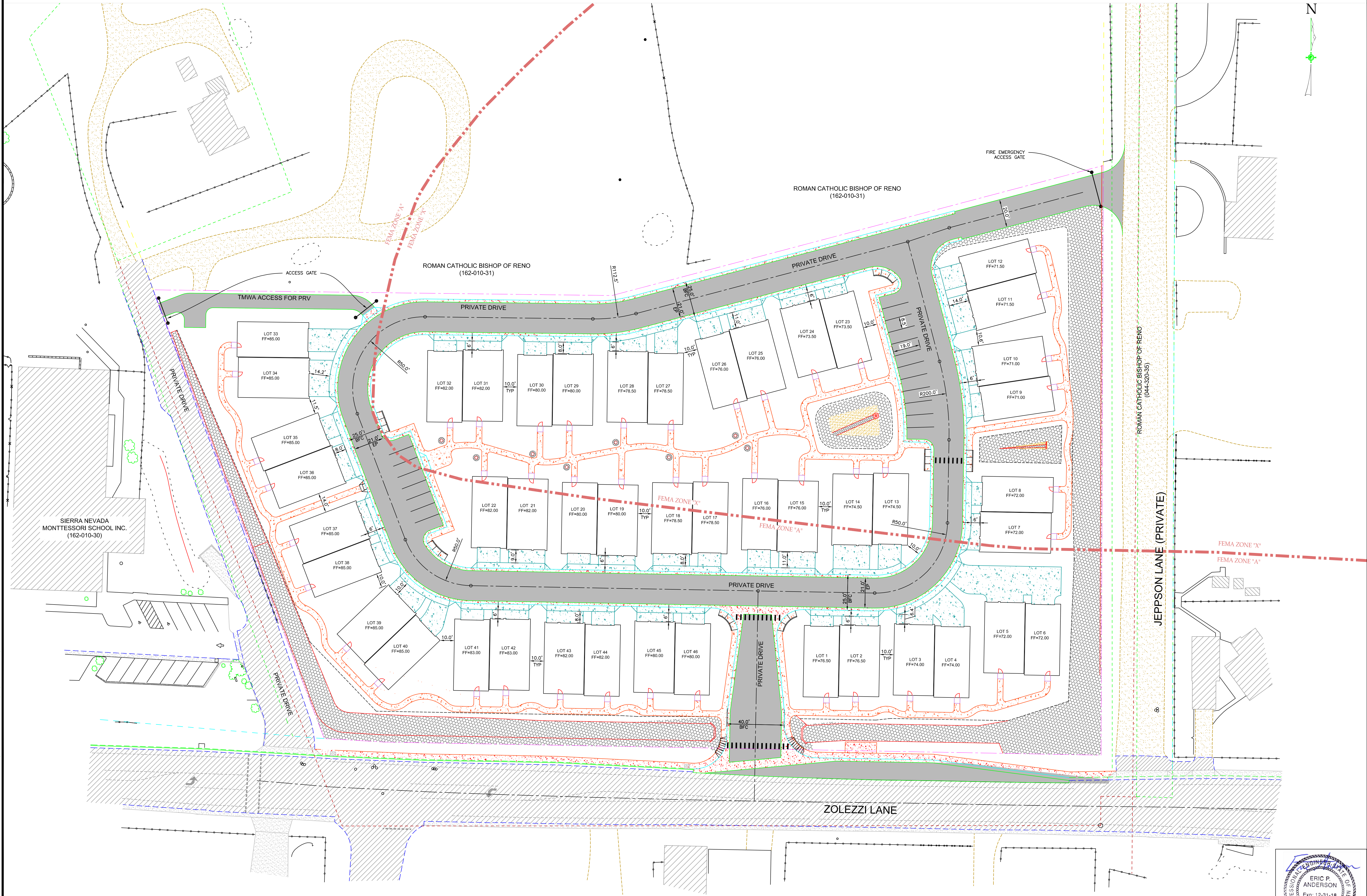
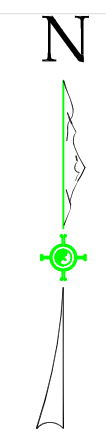
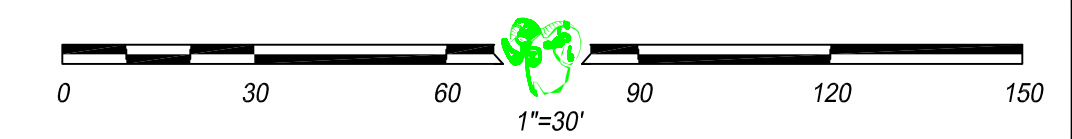
DESIGNED BY:		DRAWN BY:	rgeju	CHECKED BY:	
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**DESIGN REVIEW PACKET FOR
AUTUMN WOOD
TITLE SHEET & VICINITY MAP**

REV.	DATE	DESCRIPTION	BY	APP'D

SCALE	N.T.S.	HORIZ:	N.T.S.	VERT:	N.T.S.	JOB NO:	
SHEET	T-1	OF	24				

NEVADA
WASHOE COUNTY



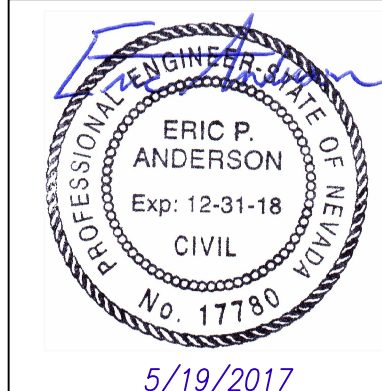
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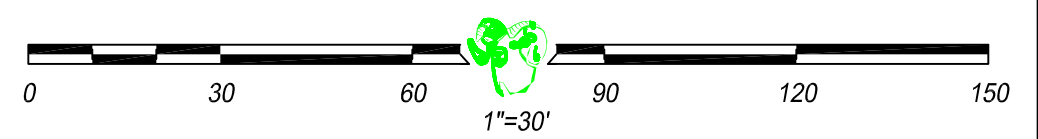
DESIGN REVIEW COMMITTEE IN SUPPORT OF
AUTUMN WOOD
SITE PLAN

WASHOE COUNTY
 NEVADA

Date: 5.19.2017
 Drawn By: EPA
 Designed By: EPA
 Checked By: EPA



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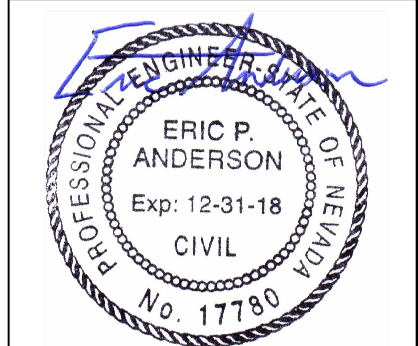
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5/19/2017

DESIGN REVIEW COMMITTEE IN SUPPORT OF
 AUTUMN WOOD
 GRADING PLAN

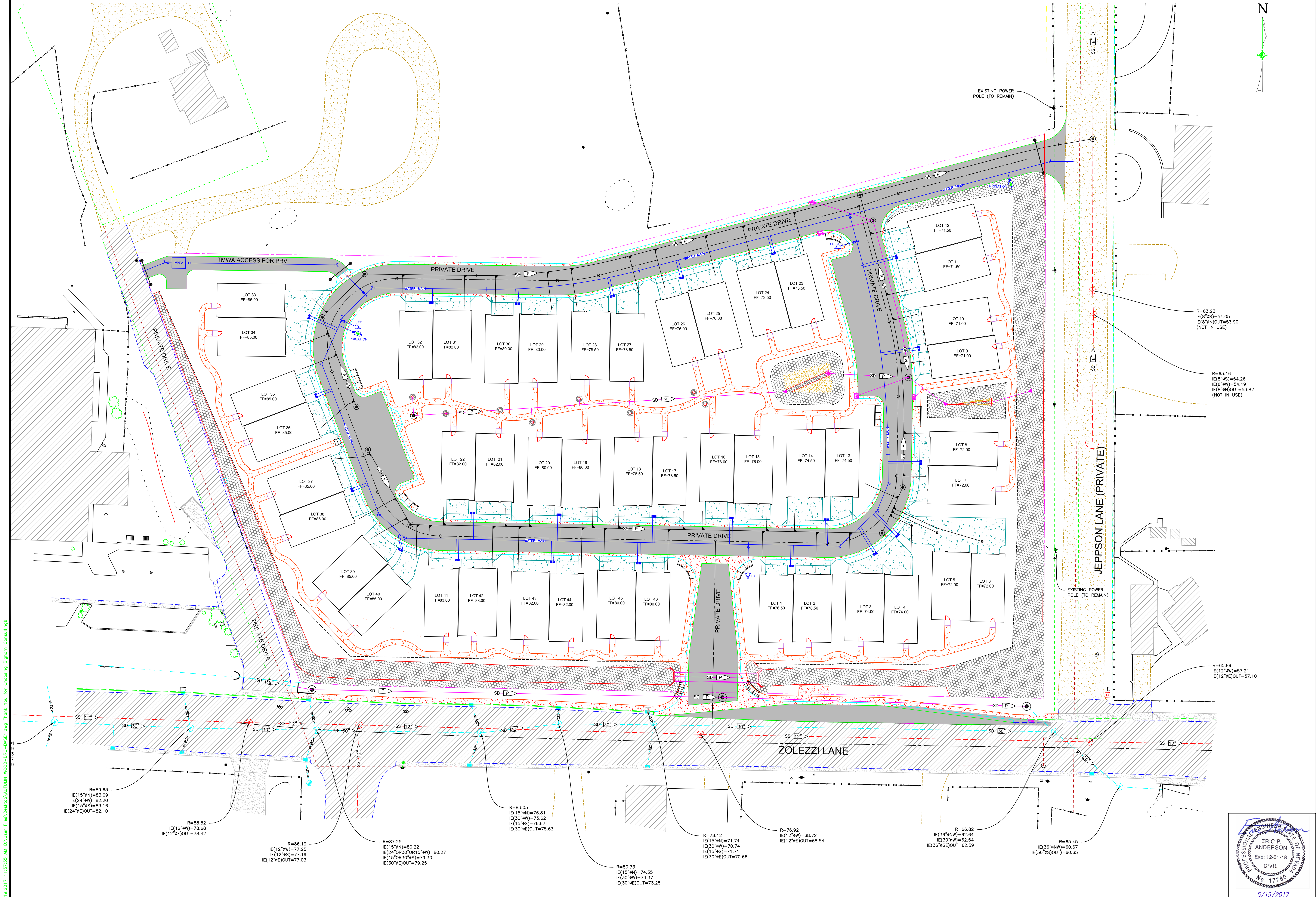
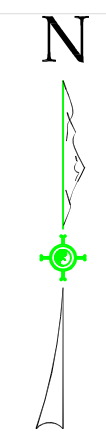
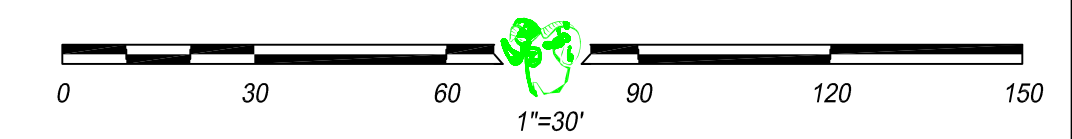
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C-2
 2 OF 3



WASHOE COUNTY
 NEVADA

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No.	Revision:
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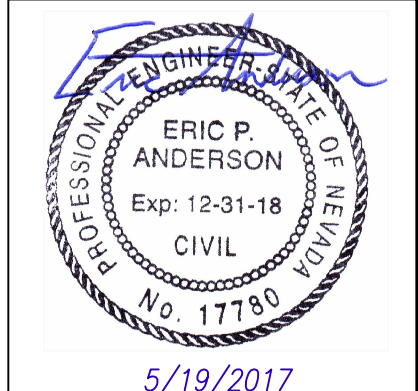
BIGHORN
C-O-N-S-U-L-T-I-N-G

PO BOX 18790 RENO, NV 89511
OFFICE: 775.827.6900 FAX: 775.825.6166

DESIGN REVIEW COMMITTEE IN SUPPORT OF
AUTUMN WOOD
UTILITY PLAN

NEVADA
WASHOE COUNTY

Date: 5.19.2017
 Drawn By: EPA
 Designed By: EPA
 Checked By: EPA



LIGHTING CONCEPT

LIGHTING TO BE INSTALLED AT ENTRY MONUMENT SIGN TO BE LOW VOLTAGE LED LIGHT SET AT 45 DEGREES TOP SHIELD TO CONFORM WITH THE WASHOE COUNTY DARK SKIES POLICY.

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
 - PLATANUS X ACERFOLIA 'BLOODGOOD'/LONDON PLANE
 - QUERCUS RUBRA/NORTHERN RED OAK
- FLOWERING ORNAMENTAL TREE
 - MALUS IOENSIS 'PRAIRIE ROSE'/FRUITLESS CRABAPPLE
 - PRUNUS CERASIFERA/FLOWERING PLUM
 - PYRUS CALLERYANA/FLOWERING PEAR
- EVERGREEN TREE
 - PICEA FUNGENS/BLUE SPRUCE
 - PINUS NIGRA/AUSTRIAN PINE
- NARROW EVERGREEN TREE
 - PINUS STROBUS 'FASTIGIATA'/COLUMNAR WHITE PINE
- SHRUB PLANTING BEDS WITH ROCK OR DECOMPOSED GRANITE MULCH
 - ARONIA ARBUTIFOLIA/RED CHOCHECHERRY
 - BUXUS X 'GREEN MOUNTAIN'/BOXWOOD
 - CORNUS SERICEA 'SANTAL'/RED TWIG DOGWOOD
 - COTONEASTER DAMMERII/CREeping COTONEASTER
 - EUONYMUS FORTUNEI/WINTERCREEPER
 - JUNIPERUS CHINENSIS BLUE CHIP/BLUE CHIP JUNIPER
 - ROSA X GROUNDCOVER/RED GROUNDCOVER ROSE
- TURF GRASS
- REVEGETATION SEEDING (UNDER RIP RAP)

- NOTES:
- 50% DECIDUOUS TREES & EVERGREEN TREES SHALL BE 2" CALIPER OR 7' HEIGHT
 - 50% DECIDUOUS TREES & EVERGREEN TREES MAY BE 1" CALIPER OR 5' HEIGHT
 - SHRUBS: 1 GALLON MINIMUM

GENERAL NOTES

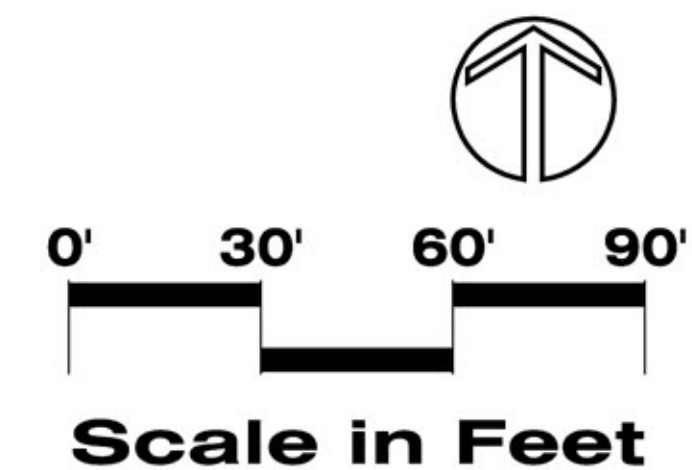
- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 3) ALL PLANTER BEDS WILL RECEIVE 4" DEPTH OF MULCH WITH WEED CONTROL.
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.



ENTRY MONUMENT SIGN CONCEPT

LANDSCAPE DATA

SITE AREA: 206,670 SF (4.74 ACRES)
 ZONING: MF MULTI FAMILY
 REQUIRED LANDSCAPE AREA: 41,334 SF
 • 20% OF DEVELOPED AREA
 PROVIDED LANDSCAPE AREA: 54,733 SF
 TREES REQUIRED: 47 TREES
 • 19 (1 TREE PER 50 LINEAR FEET OF STREET FRONTAGE = 955 LF)
 • 28 (ALL YARDS ADJOINING STREET: 1 TREE PER 50 LF OF STREET FRONTAGE = 1,385 LF OF PRIVATE STREET FRONTAGE)
 TREES PROVIDED: 48
 CIVIL ENGINEERS SEEDED RIP RAP AREA: 23,485 SF
 SHRUBS REQUIRED & PROVIDED: 50% GROUND COVERAGE AFTER 3 YEARS.



No.	Revision Date

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DETAIL IDENTIFICATION: TOP IS DETAIL/BOTTOM IS SHEET NUMBER
	NOTE IDENTIFICATION: NOTE NO. 1 ON SHEET E-1
	EQUIPMENT SCHEDULE IDENTIFICATION
	DUPLEX GFCI RECEPTACLE
	QUADRUPLEX GFCI RECEPTACLE
	SPST SWITCH
	HAND-OFF-AUTO SWITCH
	RED-TRIANGLE SHUNT-TRIP BREAK-GLASS STATION
	MOTOR/PUMP (# INDICATES HORSEPOWER)
	GROUND
	METER
	CIRCUIT BREAKER
	AUTOMATIC TRANSFER SWITCH
	AIR-TEMPERATURE SENSOR
	OVER-TEMPERATURE SENSOR
	EQUIPMENT TRANSMITTER
	FLOW METER SENSOR
	LIMIT SWITCH
	PRESSURE SWITCH
	PRESSURE TRANSDUCER
	DOOR LIMIT SWITCH
	SOLENOID VALVE
	TIME CLOCK
	PHOTO ELECTRIC CELL
	HEAT DETECTOR
	DOOR ALARM PANEL
	POWER MONITOR
	CONDUIT UP
	GROUND ROD
	CONDUIT STUB
	PHASE CONDUCTOR; #12 IN 1" C. U.O.N.
	CODE SIZE GROUND BONDING CONDUCTOR PER N.E.C. TABLE 250-95
	NEUTRAL CONDUCTOR; #12 IN 1" C. U.O.N.
	UNDERGROUND FEEDER, (2)-#12 IN 1" C. U.O.N.
	EXPOSED RUN, PARALLEL TO STRUCTURE IN UNFINISHED AREAS; (2)-#12 IN 1" C. U.O.N.
	HOME RUN INDICATION. EX: 3-#12'S WITH 1-#12 NEUTRAL, AND 1-GROUND IN 3/4"C. TO PANELBOARD-LA, CIRCUITS 1,3,5
	BELDEN #8760 2/c #18 SHIELDED 600V CABLE IN 3/4"C.
	SLASHES INDICATE NO. OF #14 MTW STRANDED CONTROL CONDUCTORS IN CONDUIT (3/4" C. U.O.N.)
	REMOTE TELEMETRY UNIT
	NOT TO SCALE
	CONDUIT
	TYPICAL
	UNLESS OTHERWISE NOTED
	OR APPROVED ALTERNATE
	ABOVE FINISHED GRADE
	BARE COPPER
	GALVANIZED RIGID STEEL CONDUIT
	PVC COATED GALVANIZED RIGID STEEL CONDUIT
	FLOW METER
	EMPTY CONDUIT
	STAINLESS STEEL NEMA-4X RATING
	PAD MOUNT TRANSFORMER
	SOLIDLY GROUNDED NEUTRAL BUS
	DISCONNECT SWITCH
	UNDERGROUND PULL SECTION
	NORMALLY OPEN
	NORMALLY CLOSED
	WIRE-WAY
	CONTROL POWER TRANSFORMER
	MAIN CIRCUIT BREAKER
	LONG-SHORT-INSTANTANEOUS-GROUND FAULT ADJUSTABLE CIRCUIT BREAKER
	COMBINATION SAFETY DISCONNECT SWITCH AND MOTOR STARTER (FRAME/FUSE/POLE#; NEMA SIZE, VOLTAGE)
	RELAY COIL AND ASSOCIATED CONTACTOR
	PUSH-TO-TEST LED PILOT LIGHT (R: RED, G: GREEN, A: AMBER)

GENERAL ELECTRICAL REQUIREMENTS:

- A. FURNISH ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, ACCESSORIES, ETC. REQUIRED FOR A COMPLETE ELECTRICAL SYSTEM.
- B. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE (2011), NATIONAL BOARD OF FIRE UNDERWRITERS, APPLICABLE LOCAL CODES, AND POWER COMPANY STANDARDS.
- C. ALL MATERIAL SHALL BE NEW AND CONFORM WITH THE REQUIREMENT OF THE UNDERWRITER'S LABORATORIES, INC.
- D. WORKMANSHIP AND NEAT APPEARANCE SHALL BE OF THE SAME LEVEL OF IMPORTANCE AS ITS ELECTRICAL AND MECHANICAL EFFICIENCY.
- E. COORDINATE ALL WORK WITH THAT OF OTHER CONTRACTORS ON THE JOB AND ALSO WITH THAT OF THE OWNER. ANY COST FOR EXTRA WORK OR MATERIALS RESULTING FROM LACK OF COORDINATION, SHALL BE BORNE BY THIS CONTRACTOR.
- F. POWER CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM (UNLESS OTHERWISE NOTED). #10 AWG AND LARGER SHALL BE STRANDED. ALL CONDUCTORS TO BE TYPE XHHW-2. ALL WIRING SHALL BE INSTALLED IN CONDUIT. CONTROL CONDUCTORS TO BE #14 XHHW-2 STRANDED.
- G. ALL CONDUIT WITHIN 18" (ABOVE AND BELOW) OF GRADE OR FINISHED FLOOR TO BE GALVANIZED RIGID STEEL. ALL CONDUIT BELOW 18" OF GRADE TO BE PVC-TYPE SCHEDULE-80. ALL UNDERGROUND ELBOWS TO BE GALVANIZED RIGID STEEL (GRS). ALL METALLIC CONDUITS IN CONTACT WITH EARTH TO BE EITHER PVC-GRSC OR HALF-LAP WRAPPED IN SCOTCH-50 ELECTRICAL TAPE. FOR CONDUITS INSTALLED OUTDOORS, PROVIDE A WATER-TIGHT CONDUIT SYSTEM, (IMC OR GRS ONLY) INCLUDING FEMALE THREADED HUBS (RED DOT) AT EQUIPMENT PENETRATIONS, GUTTERS, LIQUID-TIGHT CONNECTORS, & SEALS.
- H. WIRING DEVICES SHALL BE HUBBELL, OR EQUAL. ALL DEVICES SHALL BE EQUAL TO THE FOLLOWING AND SHALL HAVE WEATHER-PROOF IN-USE COVERS:
 - ENCLOSURE SWITCHES:
 - A. SPST HUBBELL NO. 1221-1
 - ENCLOSURE RECEPTACLES:
 - A. GFCI DUPLEX 20A, 125V HUBBELL NO. GF5262-1
- I. ALL CONDUCTOR CRIMPING ON CONDUCTORS #6 AWG OR GREATER TO BE HYDRAULICALLY CRIMPED, USING FULLY ANNULAR DIE-TYPE CRIMPER (MATCH COLOR TO EQUIPMENT RATING).
- J. PROVIDE NEW TYPED PANEL DIRECTORIES FOR ALL NEW AND MODIFIED 120/208/240V LOAD CENTERS AND PANELBOARDS. PROVIDE BLACK PHENOLIC NAMEPLATES FOR BREAKERS INSTALLED IN 277/480V PANELS.
- K. SUBMIT ELECTRONIC COPIES OF SHOP DRAWINGS AND/OR MANUFACTURERS DESCRIPTIVE DATA ON ALL PROPOSED ELECTRICAL EQUIPMENT FOR APPROVAL WITHIN THIRTY (30) DAYS AFTER AWARD OF CONTRACT. THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PREPARED BY HIS SUPPLIERS AND SHALL MARK ALL COPIES AS ACCEPTABLE TO HIM. THE CONTRACTOR'S ACCEPTANCE SHALL INCLUDE CERTIFICATION THAT THE REQUIRED ELECTRICAL CONNECTIONS HAVE BEEN NOTED AND THAT EQUIPMENT CAN BE INSTALLED IN THE SPACE AVAILABLE. SUBMITTALS SHALL INCLUDE WIRING DIAGRAMS, CONTROL AND EQUIPMENT LABELING, DIMENSIONED SHOP DRAWINGS, & EQUIPMENT LAYOUTS AND REQUIRE ENGINEERING APPROVAL. SUBMITTALS WHICH DO NOT RECEIVE ENGINEERING APPROVAL SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- L. INSTALL ALL EMPTY CONDUITS WITH PULL STRING.
- M. ELECTRIC EQUIPMENT SHALL BE AS MANUFACTURED BY EATON, SQUARE-D, OR AS SPECIFIED IN THE EQUIPMENT SCHEDULE (OTHERS ON PRIOR APPROVAL). PANELBOARDS SHALL BE OF THE BOLT-ON CIRCUIT BREAKER TYPE.
- N. ALL SURFACE OUTLET BOXES TO BE BELL-BOX, WATER-TIGHT, STEEL WITH MATCHING COVERS.
- O. ALL CONCRETE WORK TO BE PER CIVIL AND/OR STRUCTURAL DRAWINGS, SPECIFICATIONS, REQUIREMENTS, AND DIAGRAMS.
- P. FINAL CONDUIT ROUTING FOR NEW CONDUIT SYSTEMS TO BE DETERMINED BY ELECTRICAL CONTRACTOR; HOWEVER SEPARATE DEDICATED CONDUITS SHALL BE PROVIDED FOR ANALOG SIGNAL, DISCRETE SIGNAL, AND POWER. DO NOT USE EQUIPMENT ENCLOSURES AS PASS-THROUGH WIRE-WAY.
- Q. ALL COVER CONTROLS SHALL BE 30.5mm NEMA TYPE.
- R. ALL CONDUITS TO CARRY A FULL-SIZE INSULATED EQUIPMENT GROUNDING CONDUCTOR, SIZED ACCORDING TO NEC TABLE 250.95.
- S. CONDUCTORS SHALL BE COLOR CODED AS FOLLOWS:
 - 240Y/120V - BLACK, RED
 - NEUTRAL - WHITE
- T. METALLIC CONDUIT FITTINGS AND ACCESSORIES SHALL BE STEEL, COMPRESSION TYPE. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
- U. THIS CONTRACTOR SHALL GUARANTEE TO THE OWNER ALL WORK PERFORMED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL COMPLETION.

LUMINAIRE EQUIPMENT SCHEDULE

TYPE	QUANTITY	DESCRIPTION	SYSTEM WATTS	LIGHT SOURCE MOUNTING HEIGHT
A	92	120V 3,000-LUMEN FORWARD-THROW 3,000K WALL-MOUNT LED ARCHITECTURAL WALL-SCONCE. VERIFY COLOR WITH ARCHITECT. LITHONIA #WST-LED-P2-30K-VF-120-XXXXX	25W	~10'-0" AFG
B	79	208/240V 1,000-LUMEN ASYMMETRIC 3,000K AREA-LIGHT LED BOLLARD WITH DOUBLE-FUSE. LITHONIA #KBC8-LED-12C-530-30K-ASY-MVOLT-DF-XXXXX	22W	~3'-2" AFG
C	1	208/240V 5,300-LUMEN MEDIUM/FORWARD-THROW 3,000K POLE-MOUNT LED LUMINAIRE WITH DOUBLE-FUSE AND A STRAIGHT 12-FOOT 4-INCH SQUARE 11-GUAGE STEEL POLE. INCLUDE POLE BASE WHICH SHALL BE EITHER PRECAST TYPE OR BY CIVIL/STRUCTUREAL SPECIFICATION. VERIFY COLOR WITH ARCHITECT. LITHONIA #DSX0-LED-20C-700-30K-T4M-MVOLT-SPA-DF-XXXXX & #SSS-12-4C-DM19AS-UL-XXXXX	45W	~12'-0" AFG

REMARKS: CONTRACTOR TO COORDINATE EQUIPMENT SCHEDULE QUANTITIES WITH ELECTRICAL DRAWINGS AND MODIFY AS REQUIRED.

LABELING REQUIREMENT:

PANELS & EQUIPMENT CABINETS SHALL INCLUDE BLACK PHENOLIC NAMEPLATES WITH 1/2" WHITE ENGRAVED CHARACTERS STATING THE DESIGNATION OF EACH SPECIFIC PIECE OF EQUIPMENT AS FOUND IN THESE DRAWINGS.

POWER & SIGNAL CONDUCTORS SHALL INCLUDE WHITE HEAT-SHRINK LABELING AT EACH END, WITH PRINTED 1/8" CHARACTERS, SHALL CORRESPOND WITH SUBMITTED WIRING DIAGRAMS, AND INDICATE DESIGNATION, ORIGIN, AND DESTINATION OF EACH CONDUCTOR RUN.

JENSEN ENGINEERING INC.
 Electrical Engineers
 Reno, Nevada 89521-2968
 Ph. (775) 852-2288 Fax. (775) 852-3388
 email: jeneseng@jensell.net web: www.jeneseng.com



AUTUMN WOOD TOWNHOMES
APN 044-320-48
401 ZOLEZZI LN
RENO, NV 89511

LEGEND, REQUIREMENTS, & EQUIPMENT SCHEDULE

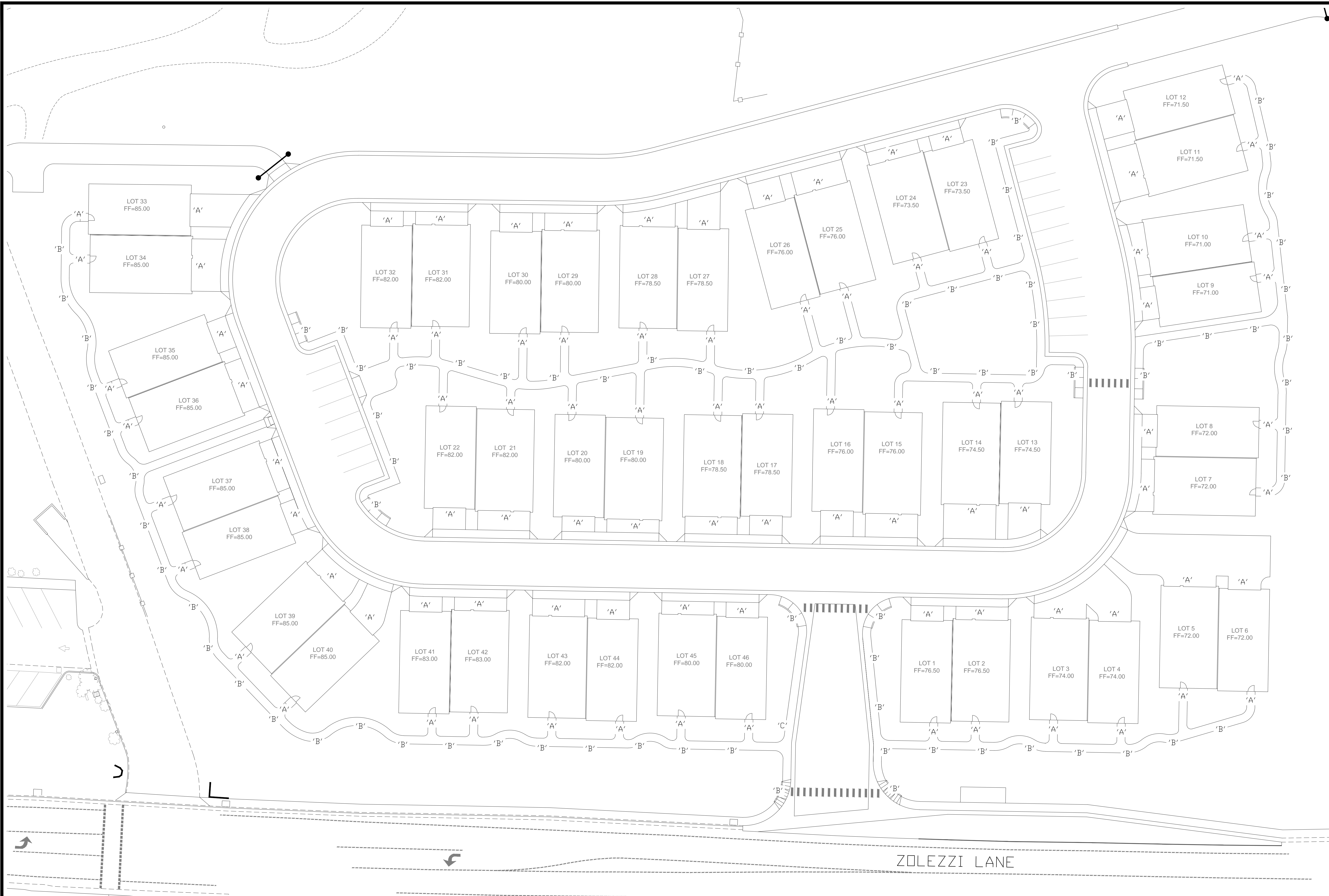
NO.	REVISIONS DESCRIPTION	DATE	
		BY	DATE
1			
2			
3			
4			

DRAWN BY: MJJ
 DESIGNED BY: MJJ
 CHECKED BY: MJJ
 DATE: 5-22-17
 JE PROJ NO: Z237FT

SHEET NUMBER

E1





JENSEN ENGINEERING INC.
 9855 Gateway Drive
 Reno, Nevada 89521-2988
 Ph. (775) 852-2288 Fax. (775) 852-3388
 email: jeneseng@msbell.net web: www.jeneseng.com

Michael Jensen
 MICHAEL JENSEN
 Exp. 6/30/17
 ELECTRICAL
 No. E 021566
 5/22/17

AUTUMN WOOD TOWNHOMES
APN 044-320-48
401 ZOLEZZI LN
RENO, NV 89511

ELECTRICAL SITE
 PLAN & DETAILS

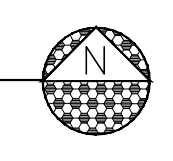
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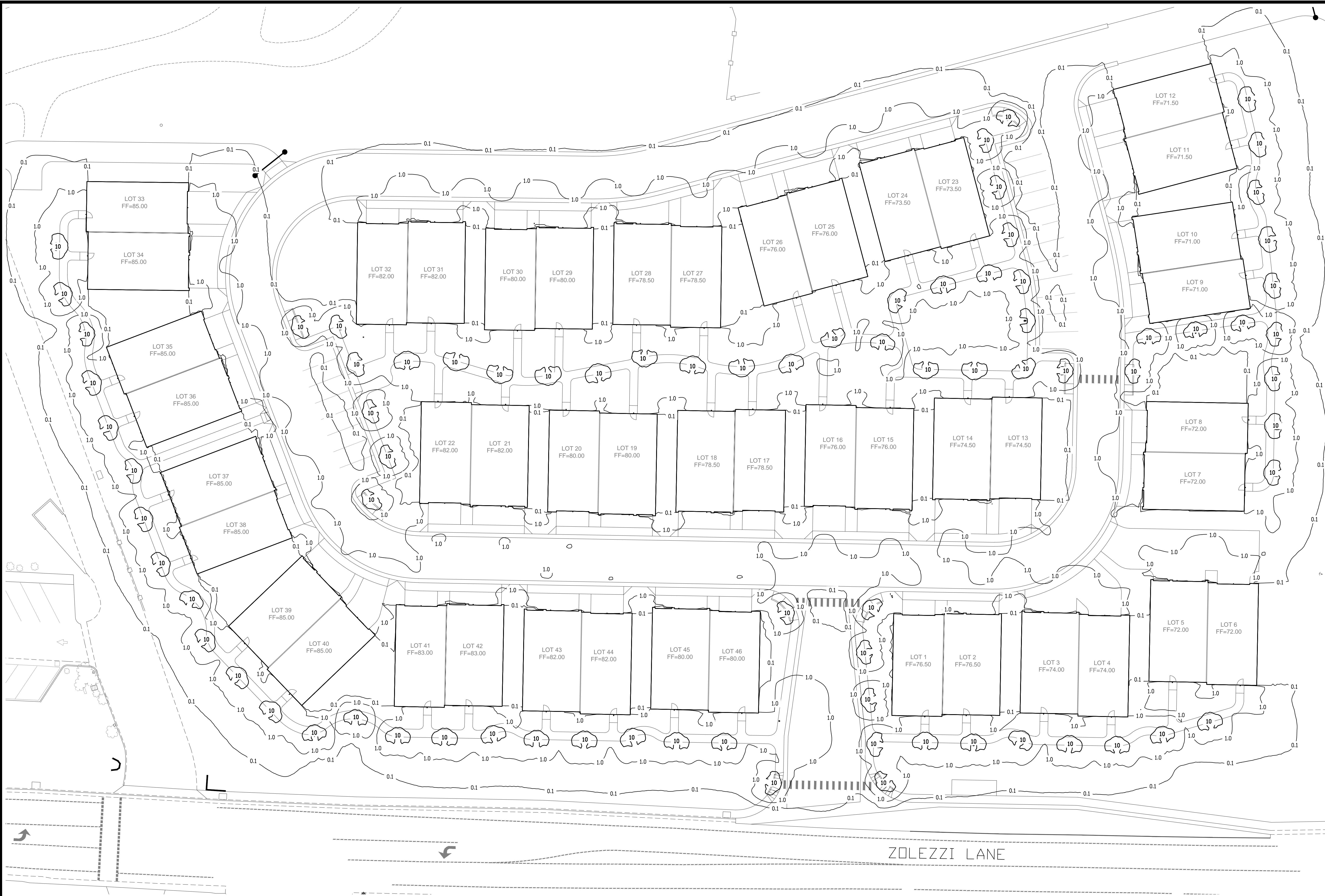
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 DESIGNED BY: MJJ
 CHECKED: MJJ
 DATE: 5-22-17
 JE PROJ NO: Z237FT

SHEET NUMBER

E2

A
E2 **SITE LIGHTING PLAN**
 SCALE: 1" = 20'-0"





5/22/17

AUTUMN WOOD TOWNHOMES
 APN 044-320-48
 401 ZOLEZZI LN
 RENO, NV 89511

SITE LIGHTING PHOTOMETRIC DIAGRAM

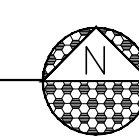
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NO.	DESCRIPTION

DRAWN BY: MJJ
 DESIGNED BY: MJJ
 CHECKED BY: MJJ
 DATE: 5-22-17
 JE PROJ NO: Z237FT

SHEET NUMBER

E3

A SITE PHOTOMETRIC DIAGRAM
 E3 SCALE: 1" = 20'-0"



VALUES SHOWN ARE GIVEN IN FOOT-CANDLES AT GROUND LEVEL.
 THE ABOVE PHOTOMETRIC DIAGRAM WAS DEVELOPED USING LITHONIA VISUAL 2.6 SOFTWARE.
 USING LUMINAIRES OTHER THAN THOSE SPECIFIED WILL PRODUCE DIFFERENT RESULTS.



RIGHT SIDE ELEVATION A
SCALE 1/4" = 1'-0"



REAR ELEVATION B
SCALE 1/4" = 1'-0"



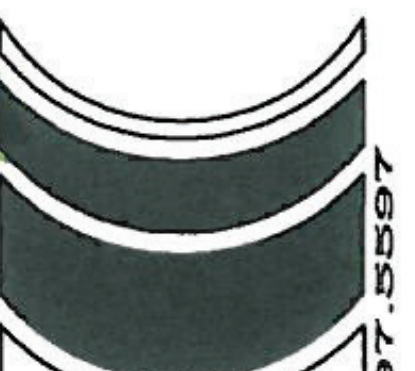
RIGHT SIDE ELEVATION A
SCALE 1/4" = 1'-0"



SIDE ELEVATION A
SCALE 1/4" = 1'-0"



LARRY TINDALL
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DUPLIX CONCEPTS

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REVISION	DATE	BY



JOB NO.
FILE NAME
DATE: 2-1-11
UPDATE:

ELEVATIONS
AB000
1761 CARLOS DR

BODY/FIELD



SW 2834 BIRDSEYE MAPLE

BANDING/TRIM



SW 7680 LANYARD

FRONT DOOR/ACCENT



SW 6200 LINK GRAY

GARAGE DOOR



SW 6237 DARK NIGHT

FASCIA



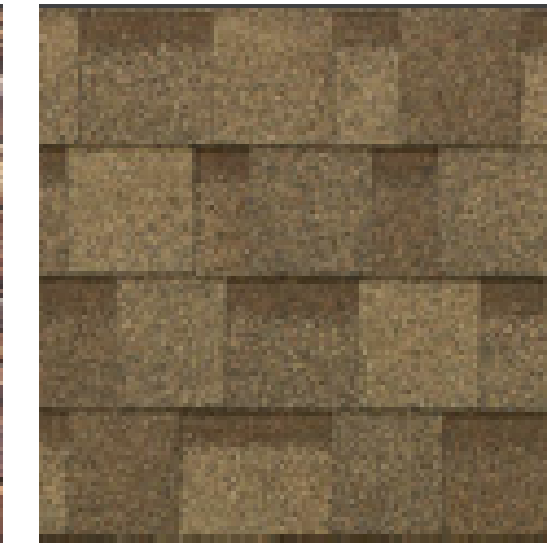
SW 7595 SOMMELIER

STONE

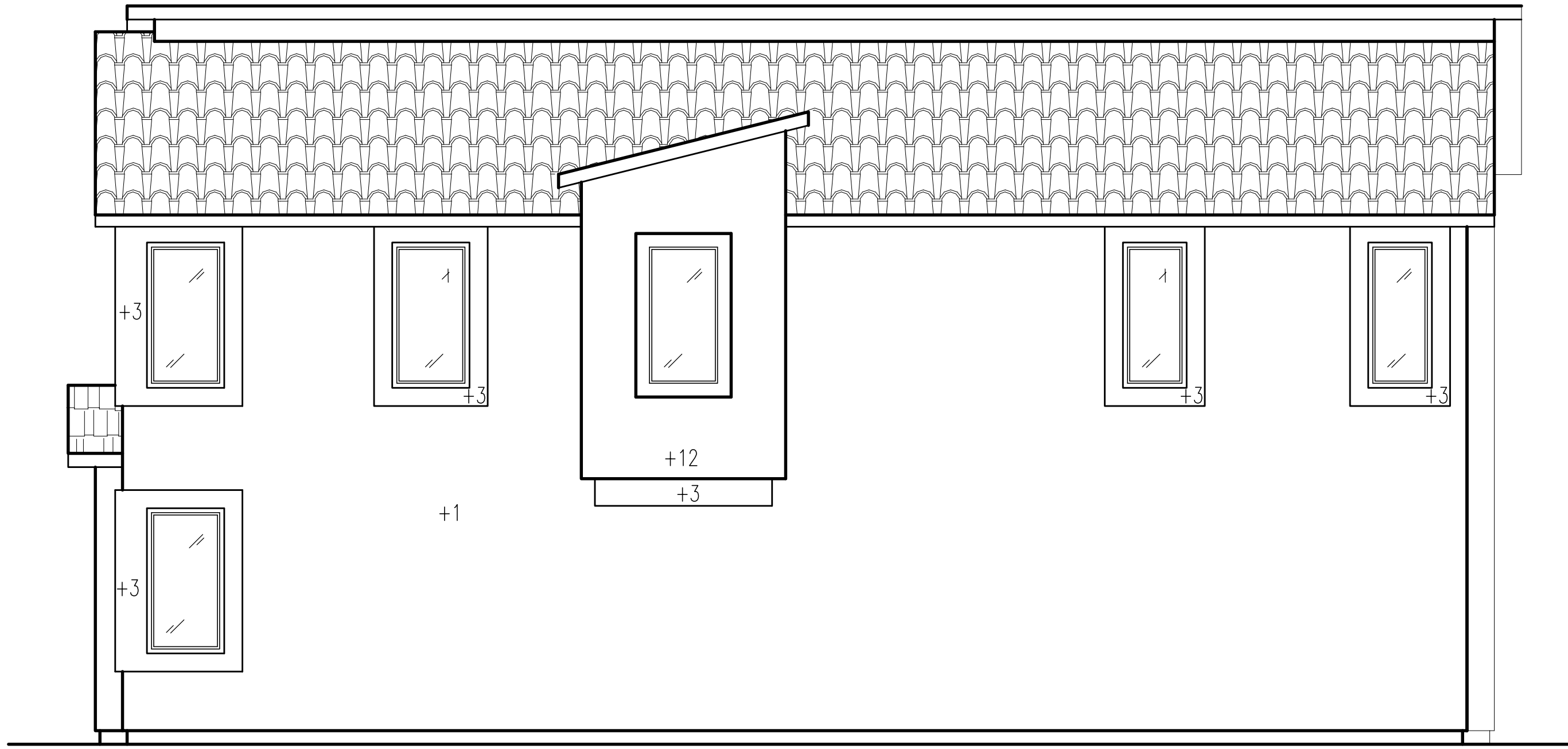


RUSTIC LEDGE SEQUOIA

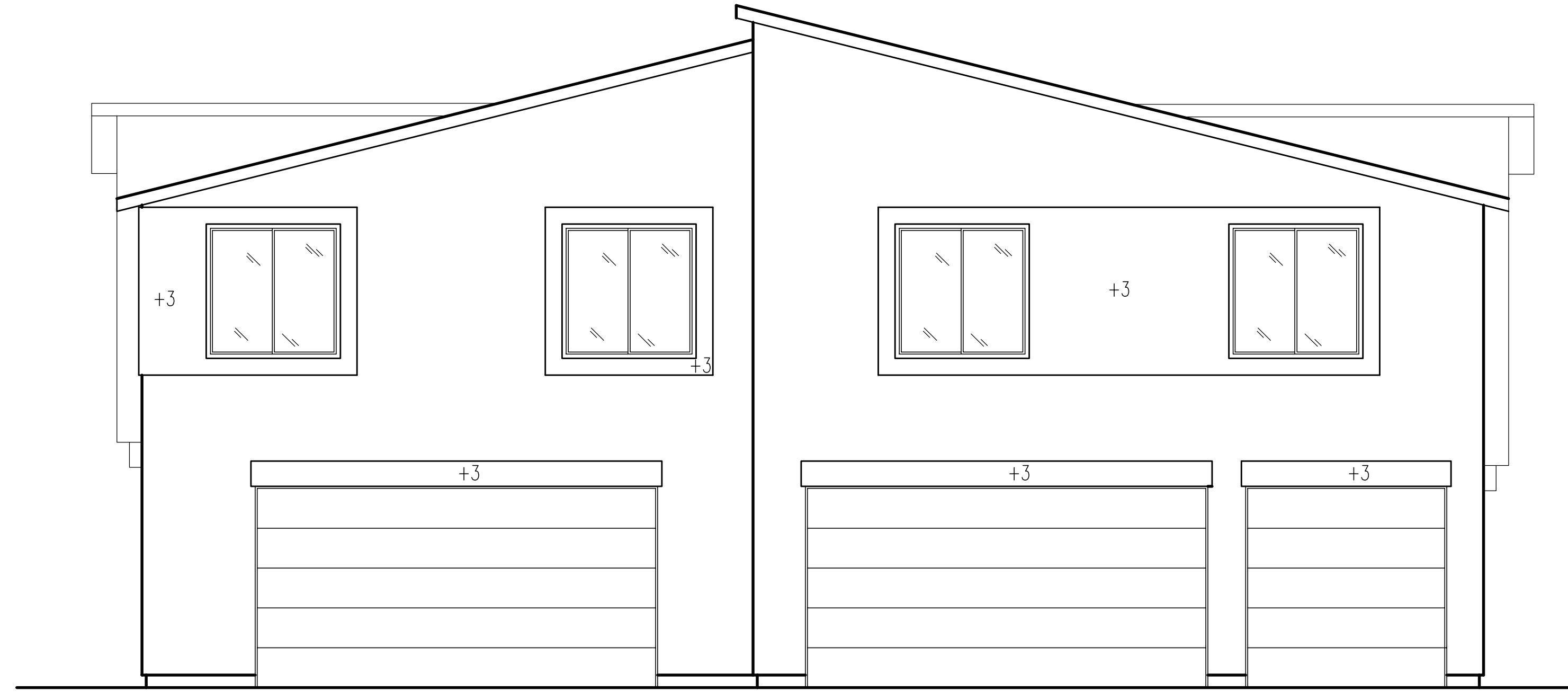
ROOF TILE



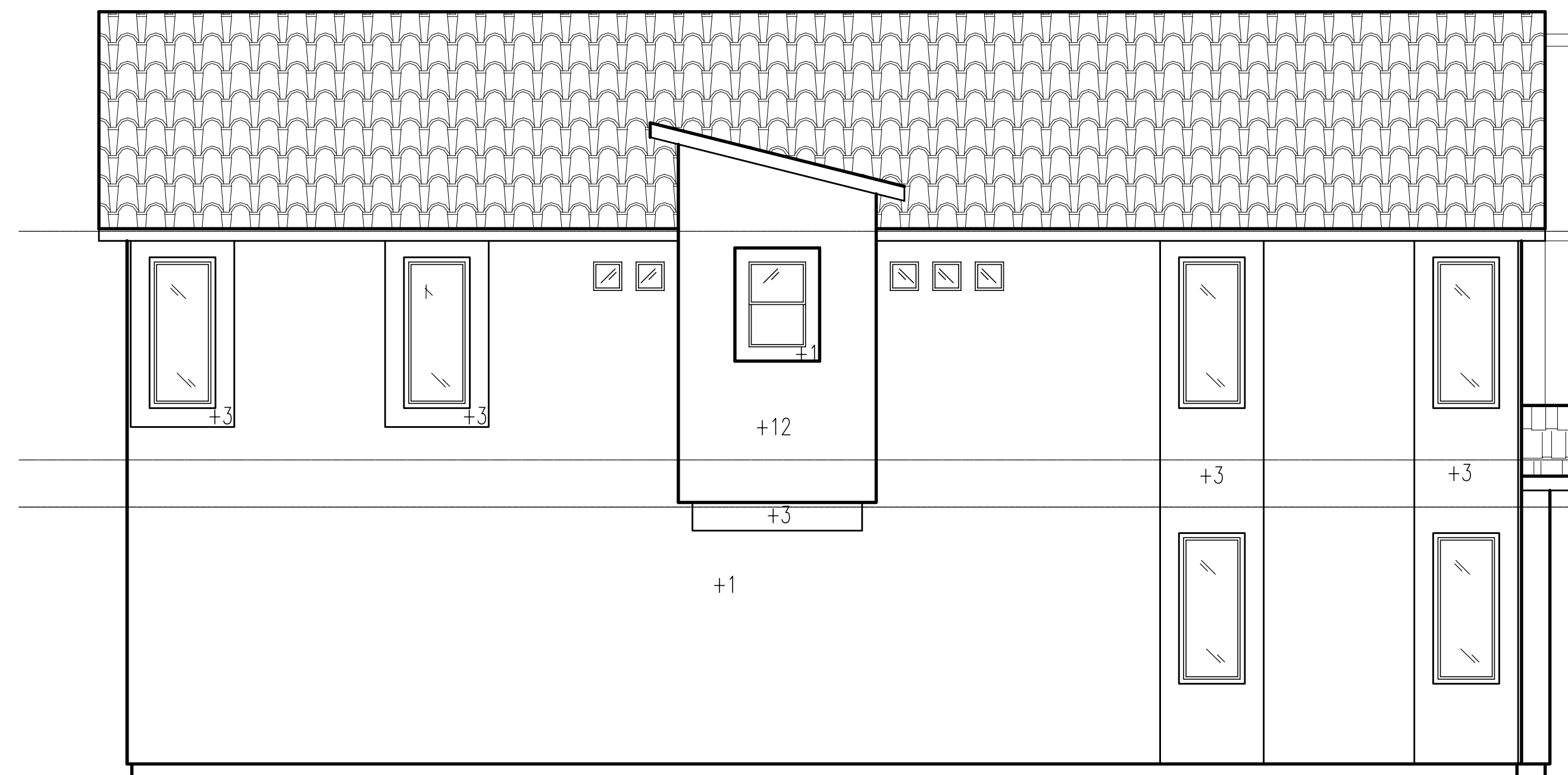
EARTHSTONE CEDAR



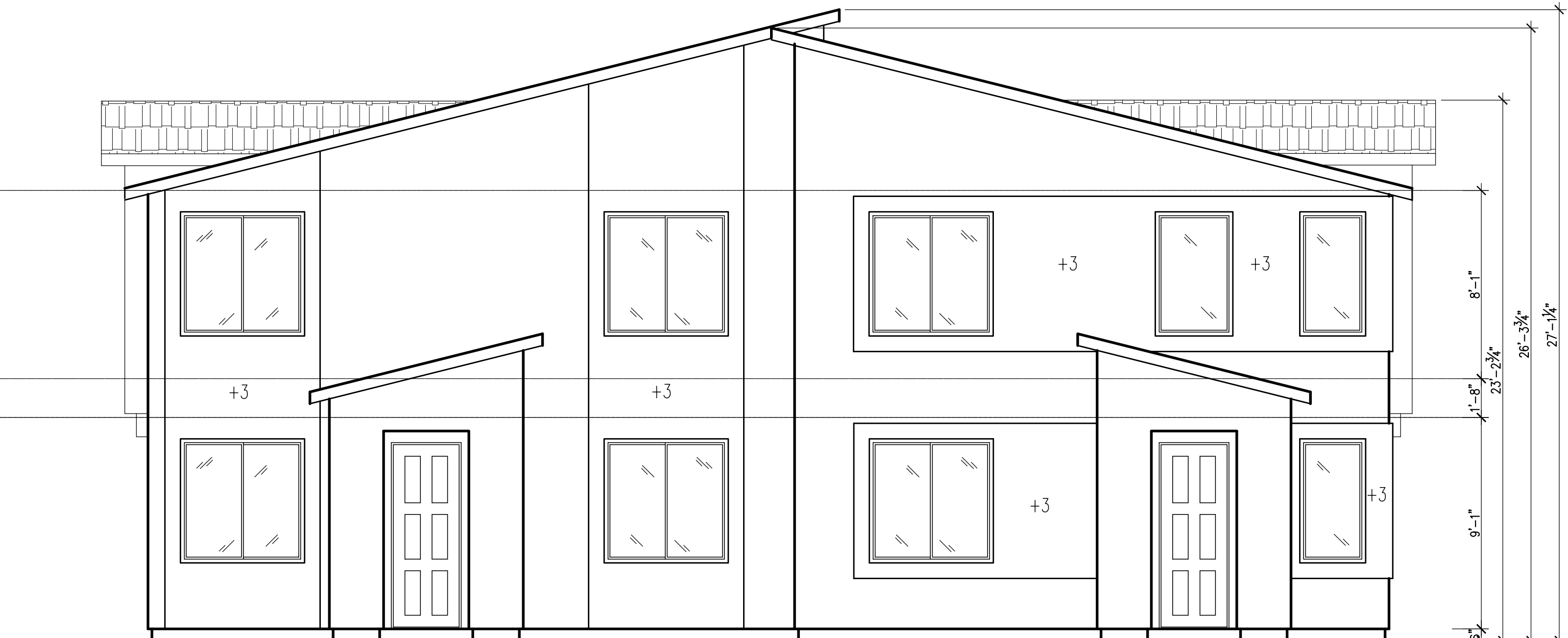
(4) RIGHT 'A' ELEVATION
SCALE: 1/4" = 1'-0"



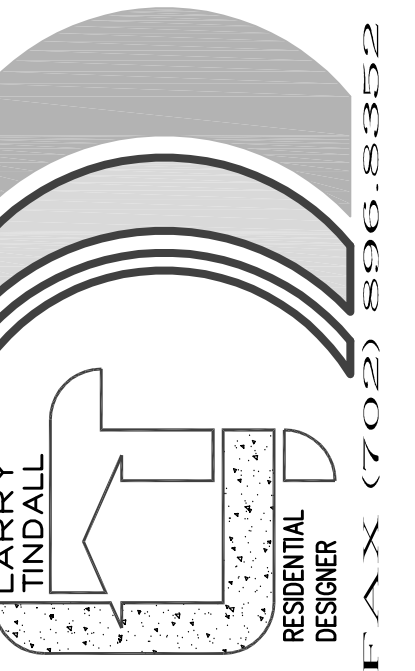
(2) REAR 'A' ELEVATION
SCALE: 1/4" = 1'-0"



(3) LEFT 'A' ELEVATION
SCALE: 1/4" = 1'-0"



(1) FRONT 'A' ELEVATION
SCALE: 1/4" = 1'-0"



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EDGE DUPLEX TYPE #1
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REVISION	DATE	NOTES

JOB NO.: -
FILE NAME:
DATE: 4-4-17
UPDATE:

TYPE I ELEVATIONS

AB040

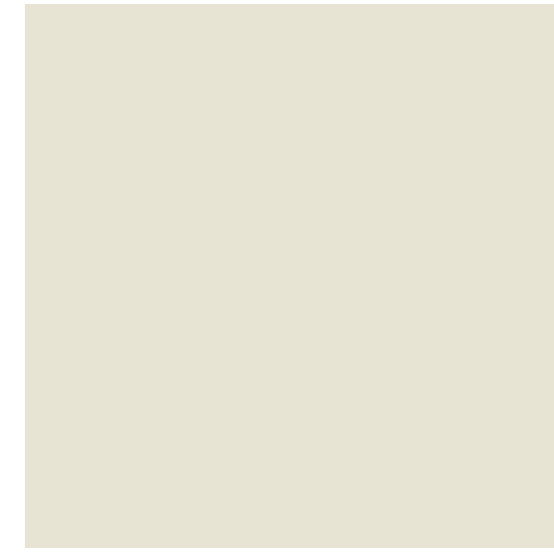
3047 E. WARM SPRINGS SUITE 500

BODY/FIELD



SW 6158 SAWDUST

BANDING/TRIM



SW 6154 NACRE

FRONT DOOR/ACCENT



SW 6342 SPICY HUE

GARAGE DOOR



SW 6208 PEWTER GREEN

FASCIA



SW 6041 OTTER

STONE

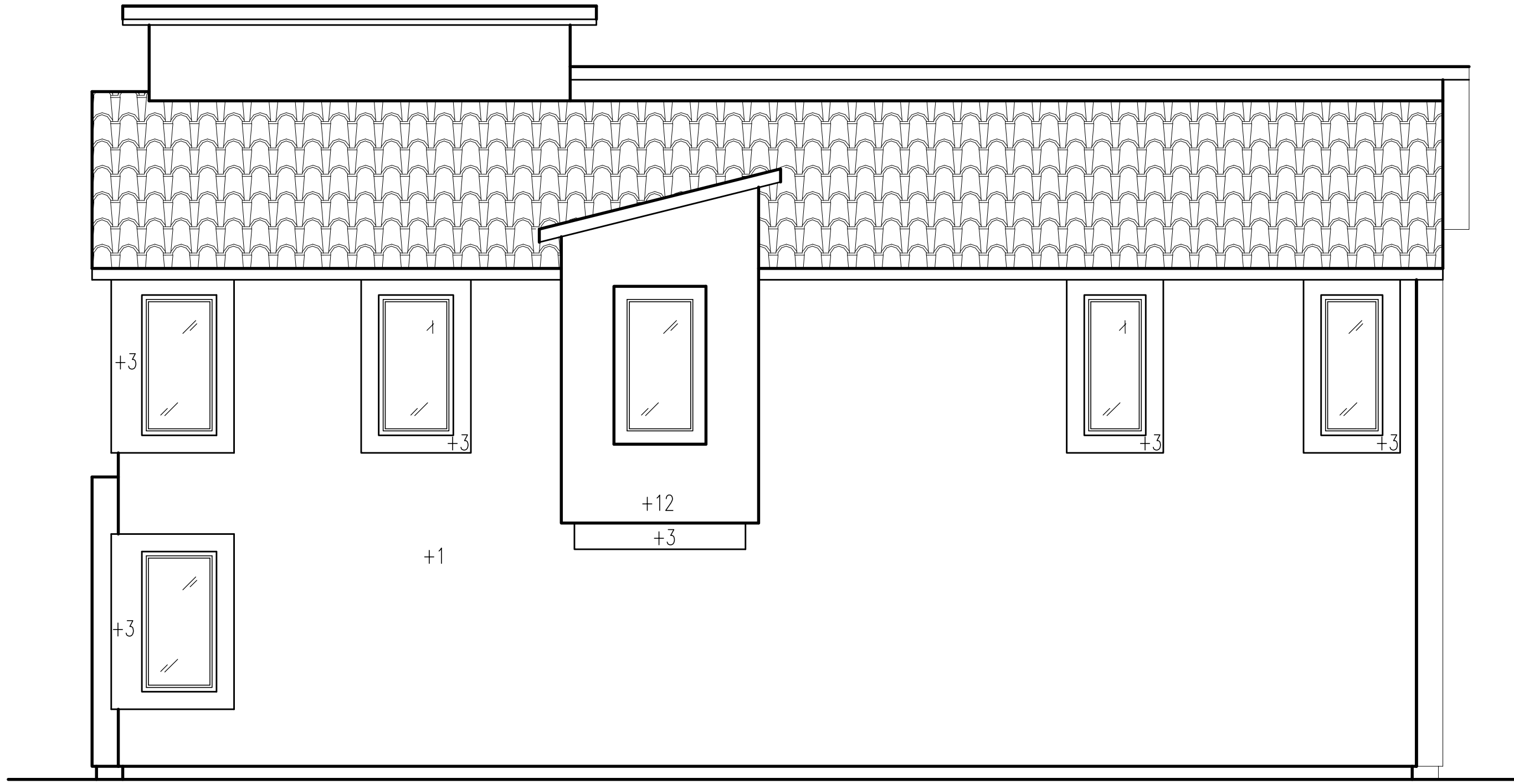


RUSTIC LEDGE SAWTOOTH

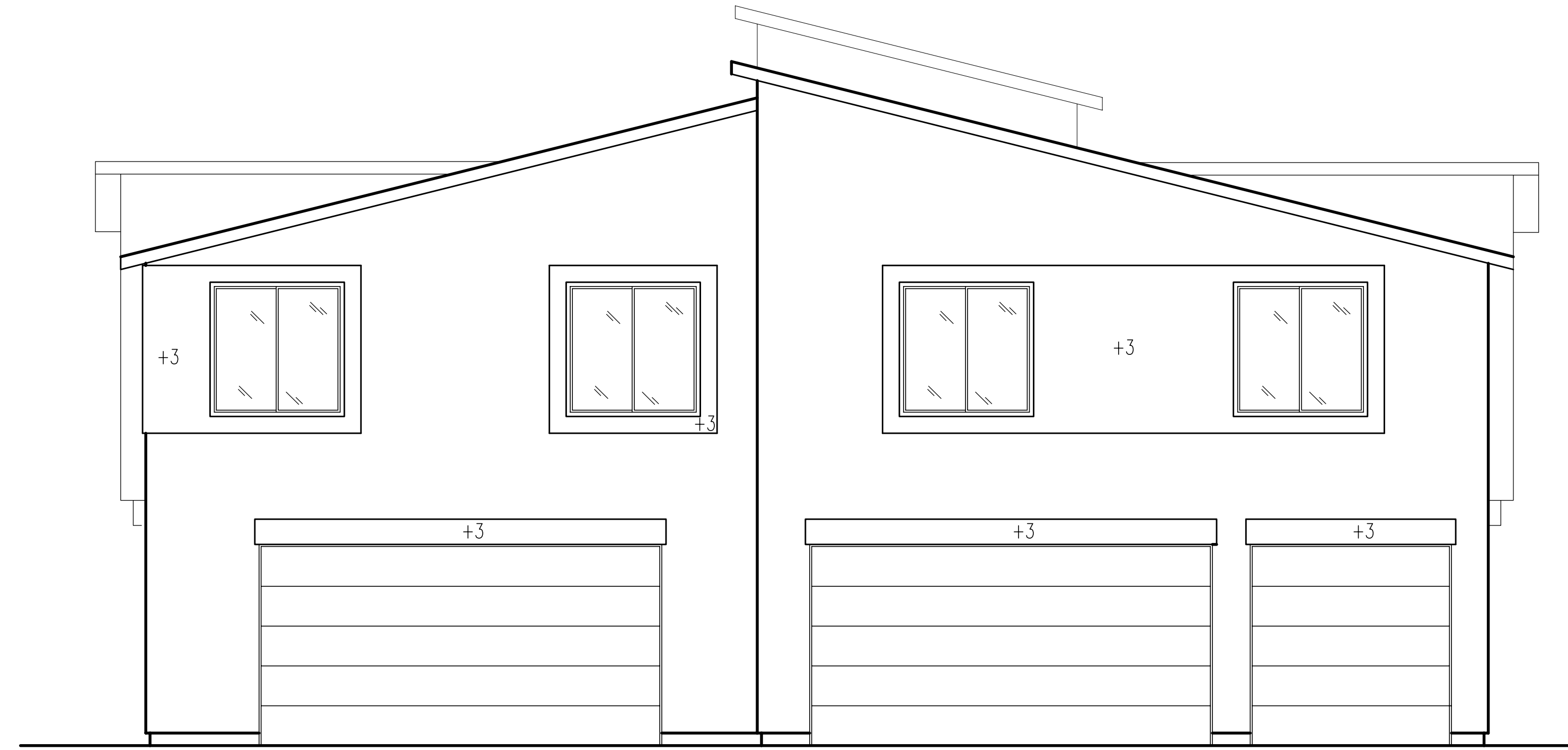
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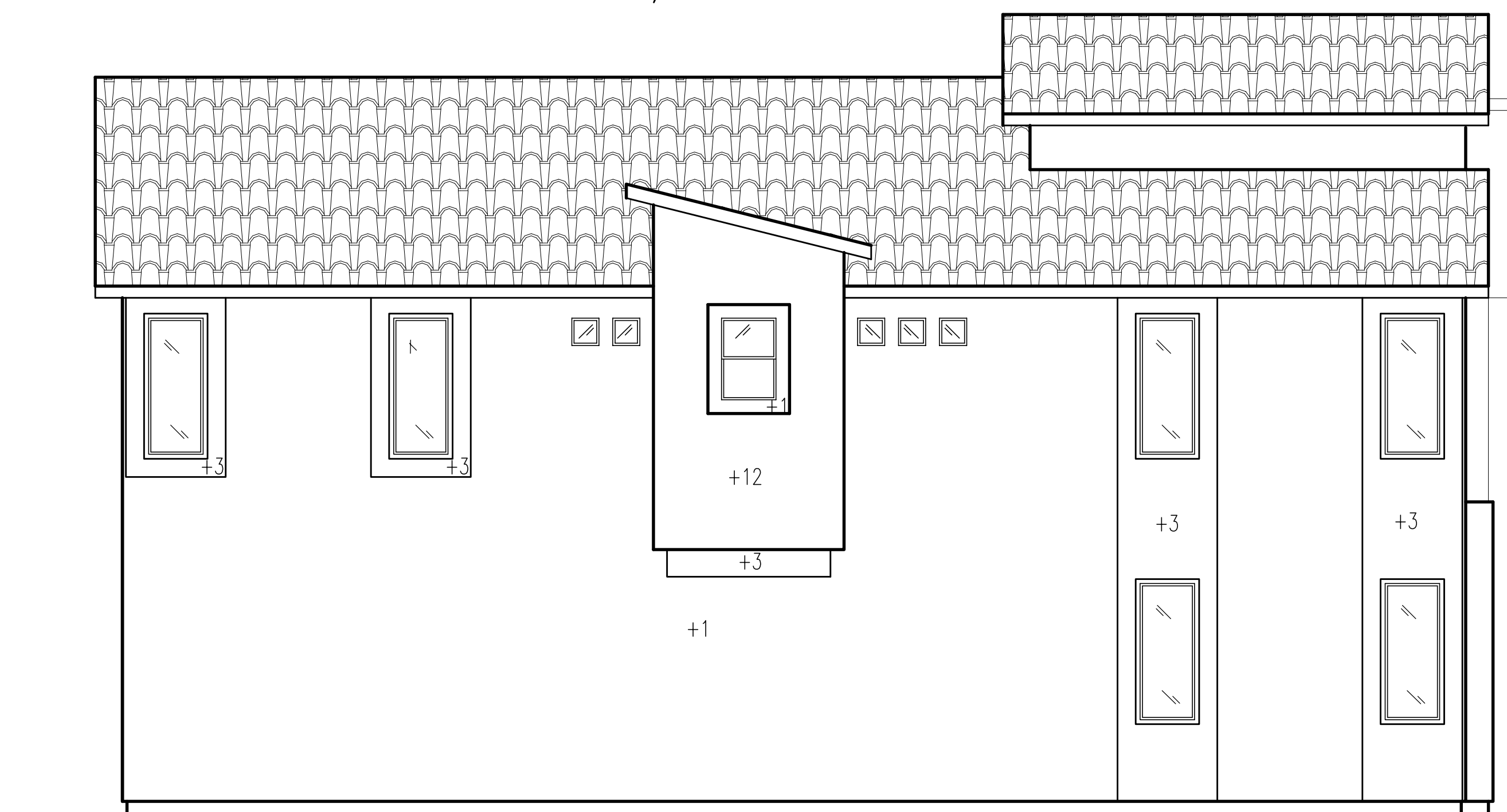
HARVARD SLATE



(4) RIGHT 'B' ELEVATION
SCALE: 1/4" = 1'-0"



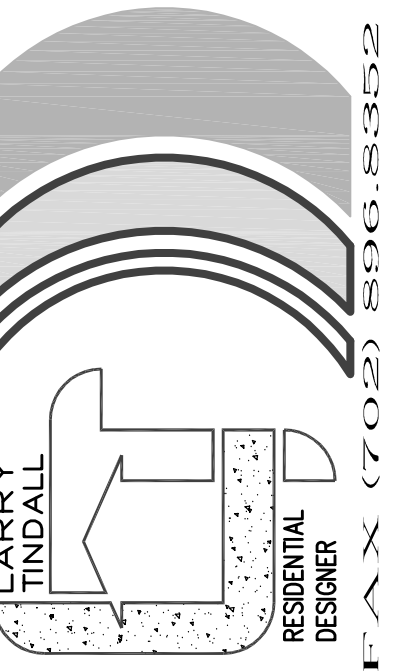
(2) REAR 'B' ELEVATION
SCALE: 1/4" = 1'-0"



(3) LEFT 'B' ELEVATION
SCALE: 1/4" = 1'-0"



(1) FRONT 'B' ELEVATION
SCALE: 1/4" = 1'-0"



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REVISION	DATE	NOTES

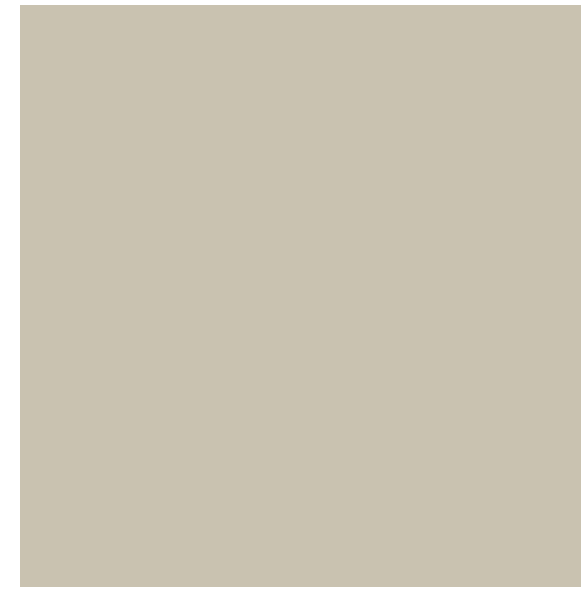
JOB NO.: -
FILE NAME:
DATE: 4-4-17
UPDATE:

TYPE I ELEVATIONS

AB041

3047 E. WARM SPRINGS SUITE 500

BODY/FIELD



SW 7542 NATUREL

BANDING/TRIM



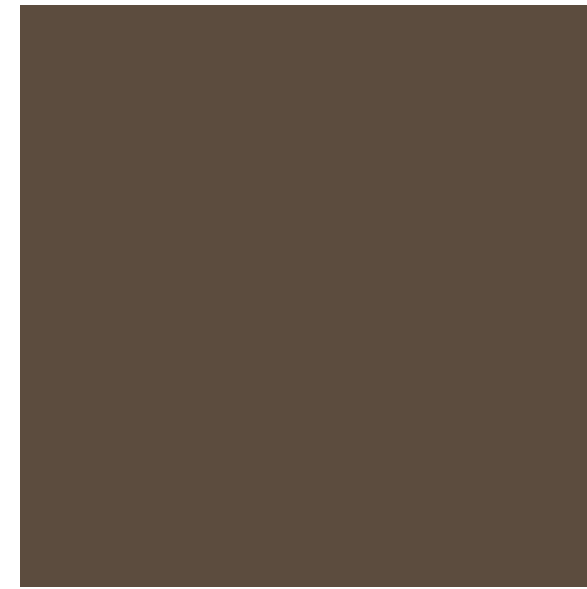
SW 7737 MEADOW TRAIL

FRONT DOOR/ACCENT



SW 7505 MANOR HOUSE

GARAGE DOOR



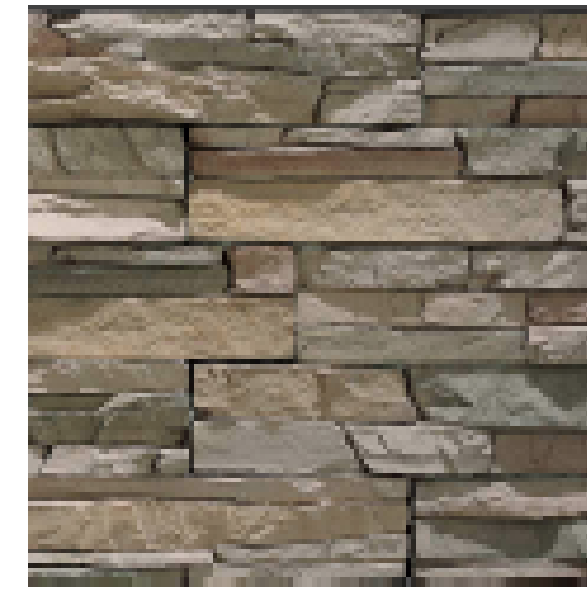
SW 6083 SABLE

FASCIA



SW 6236 GRAYS HARBOR

STONE

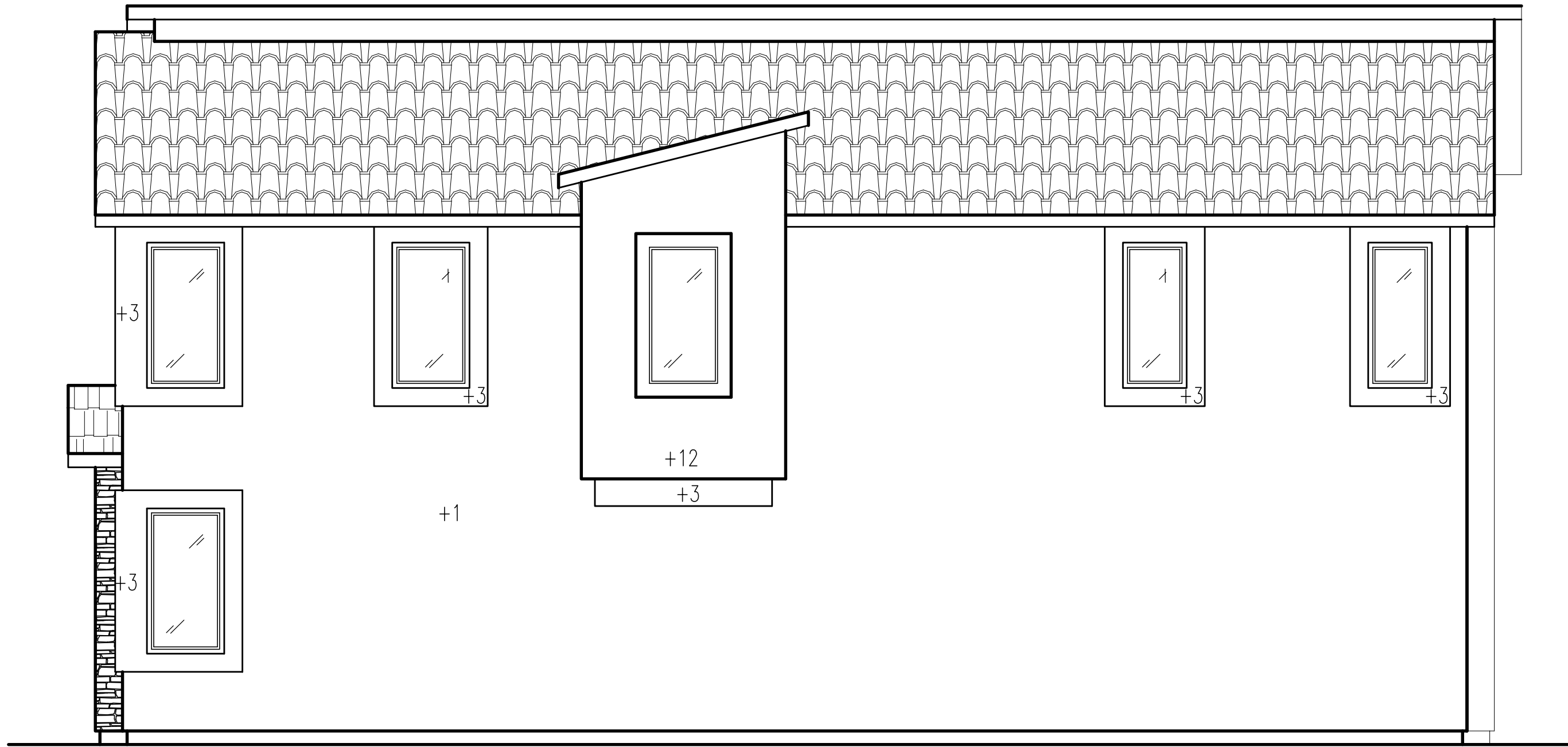


STACKED STONE
CASTAWAY

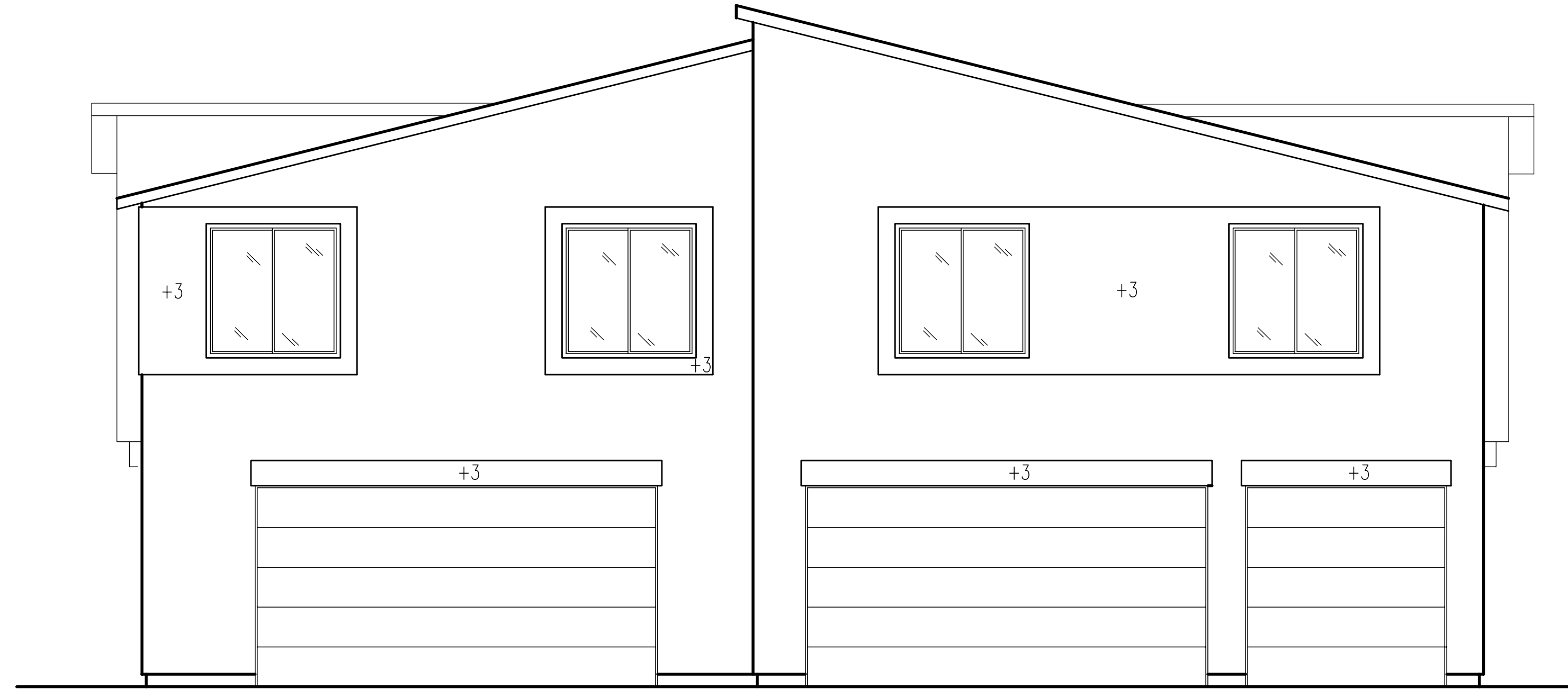
ROOF TILE



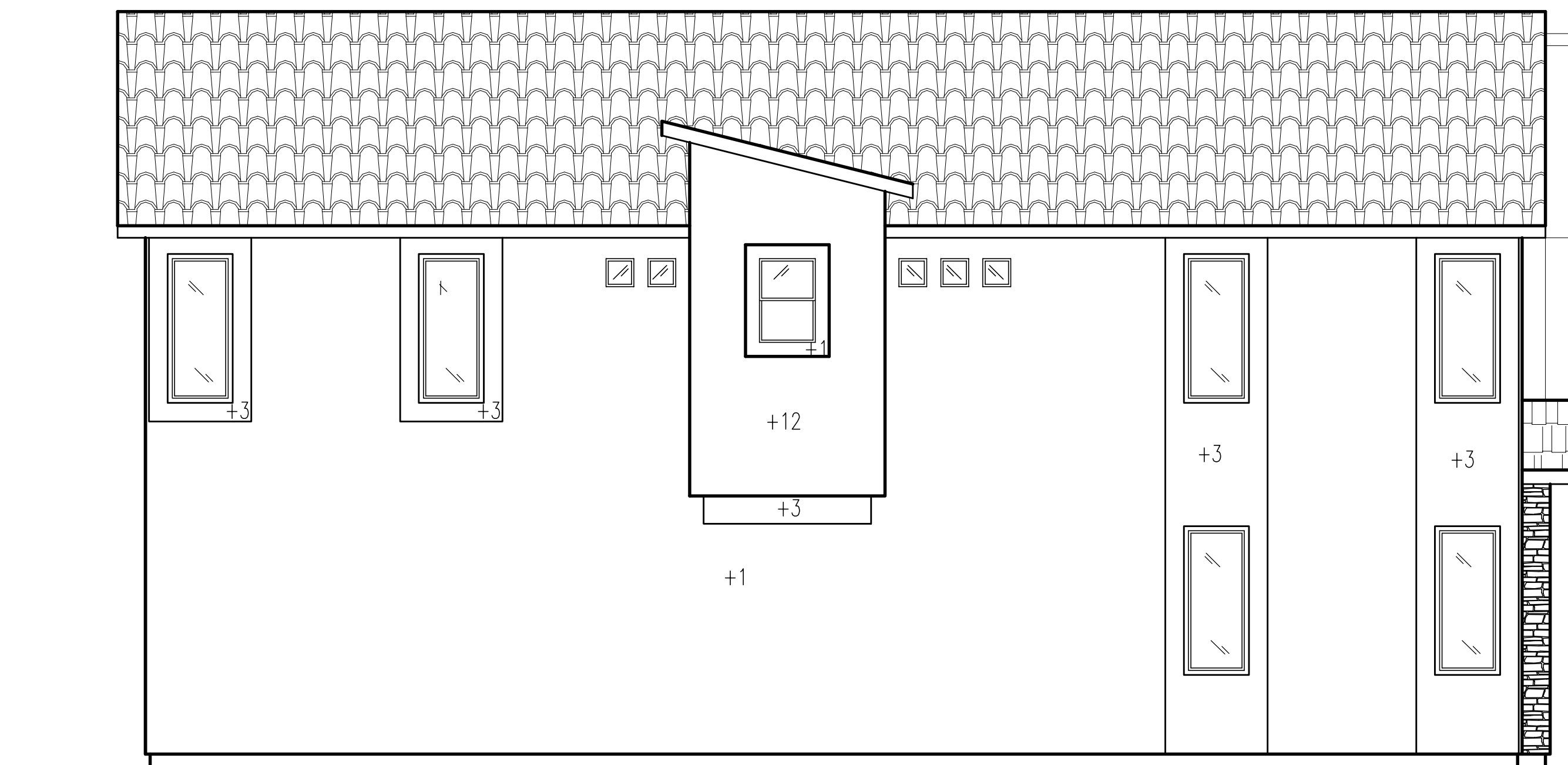
DRIFTWOOD



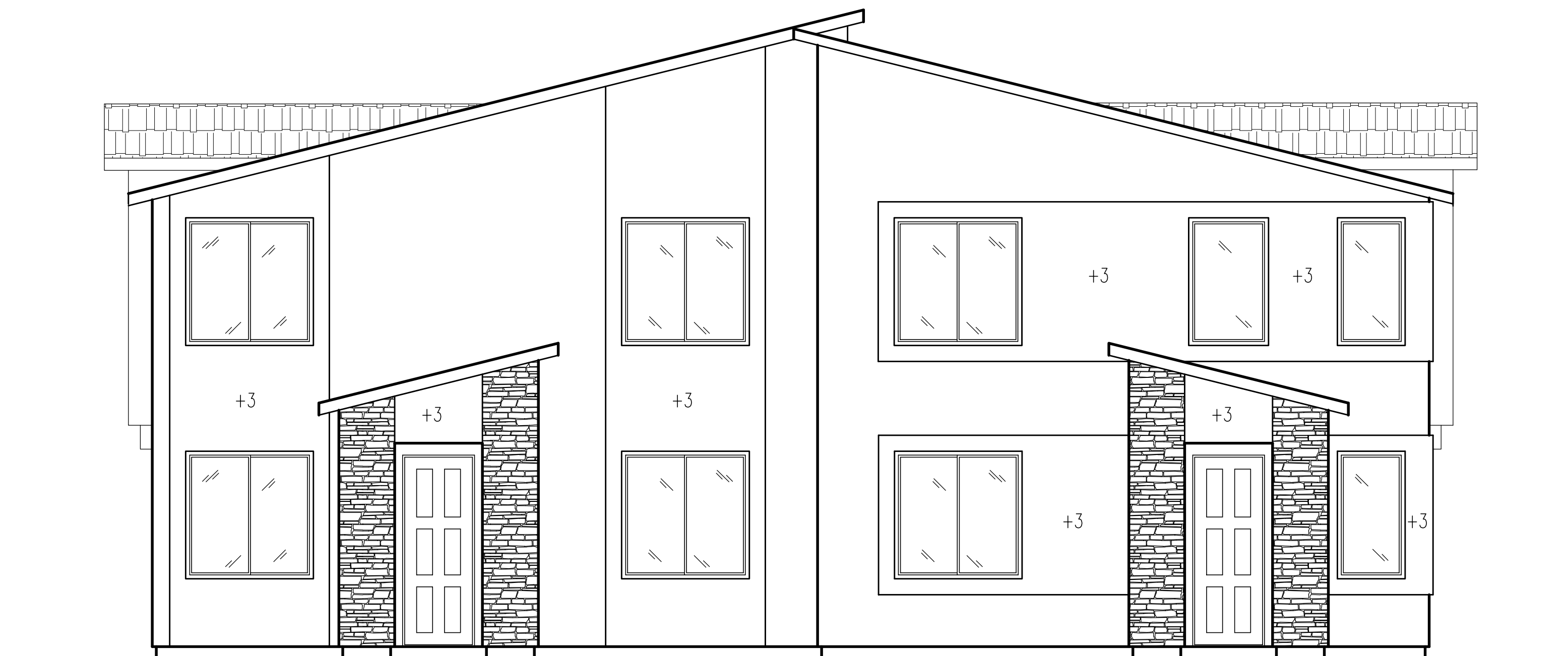
(4) RIGHT 'C' ELEVATION
SCALE: 1/4" = 1'-0"



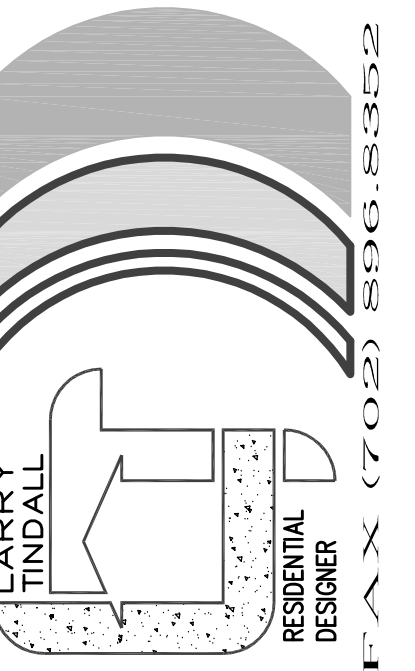
(2) REAR 'C' ELEVATION
SCALE: 1/4" = 1'-0"



(3) LEFT 'C' ELEVATION
SCALE: 1/4" = 1'-0"



(1) FRONT 'C' ELEVATION
SCALE: 1/4" = 1'-0"



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REVISION	DATE	NOTES

JOB NO.: -
FILE NAME:
DATE: 4-4-17
UPDATE:

TYPE I ELEVATIONS

AB042

3047 E. WARM SPRINGS SUITE 500

BODY/FIELD



SW 6151 QUIVER TAN

BANDING/TRIM



SW 6141 SOFTER TAN

FRONT DOOR/ACCENT



SW 7680 LANYARD

GARAGE DOOR



SW 7674 PEPPERCORN

FASCIA



SW 6068 BREVITY BROWN

STONE

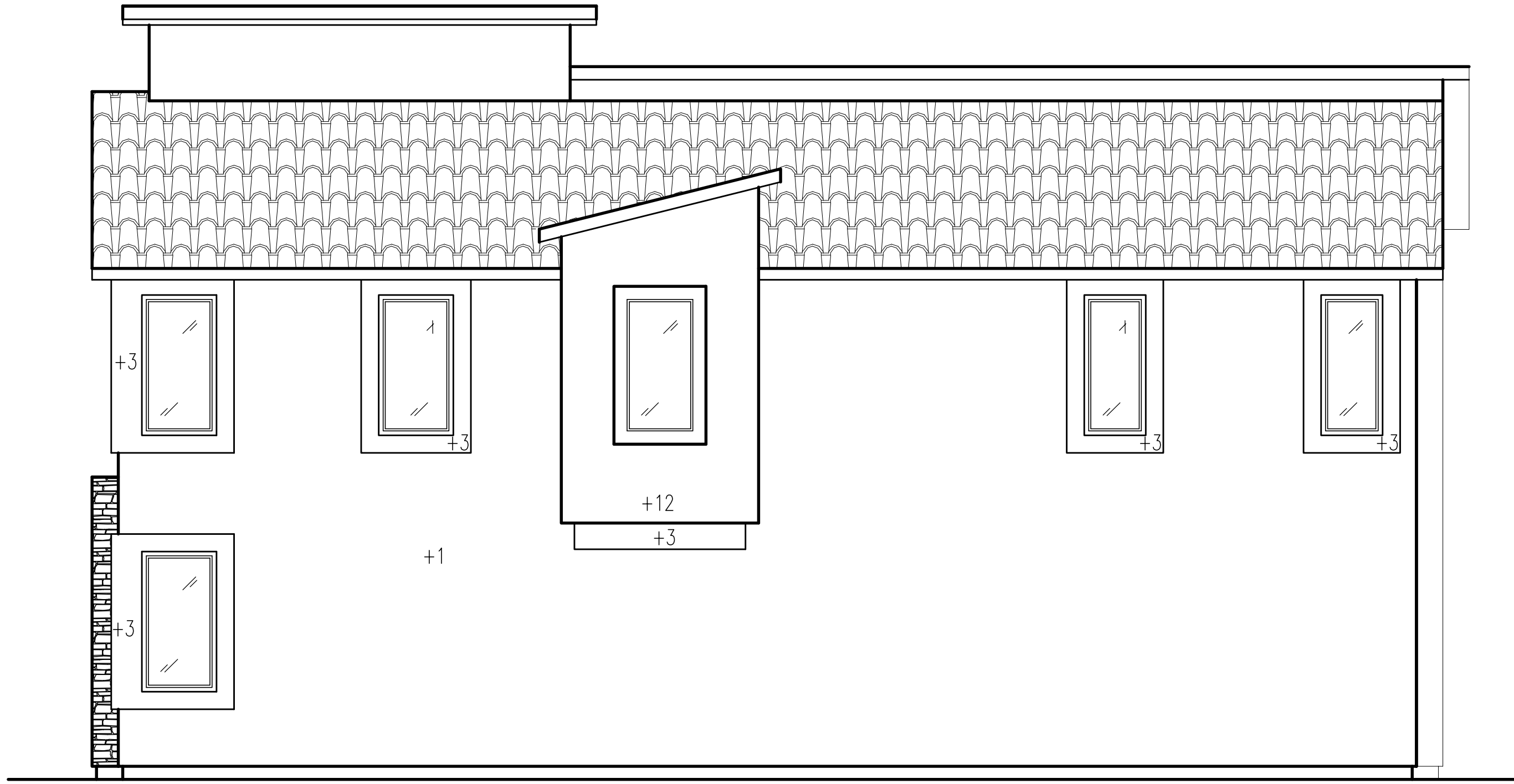


MOUNTAIN LEDGE SIERRA

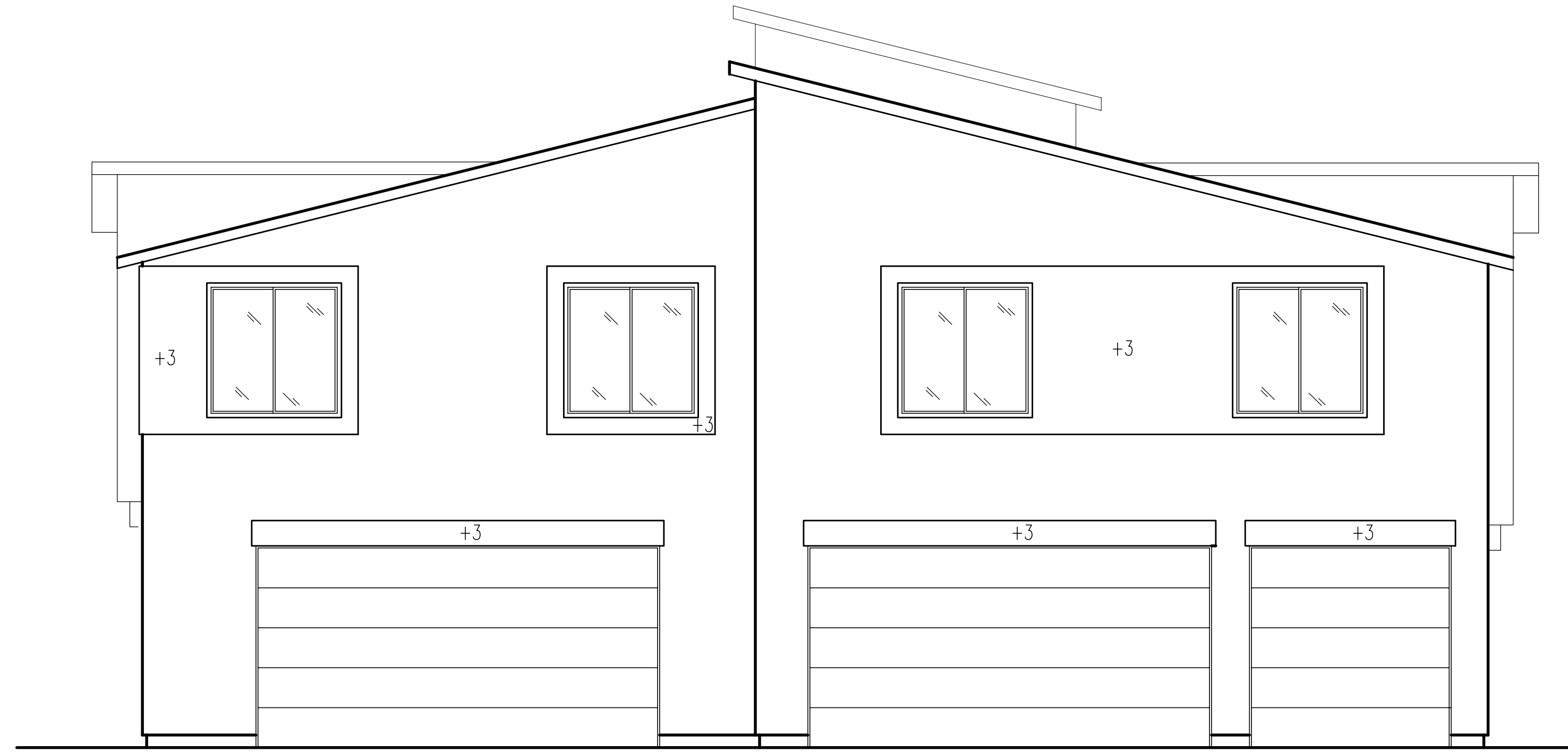
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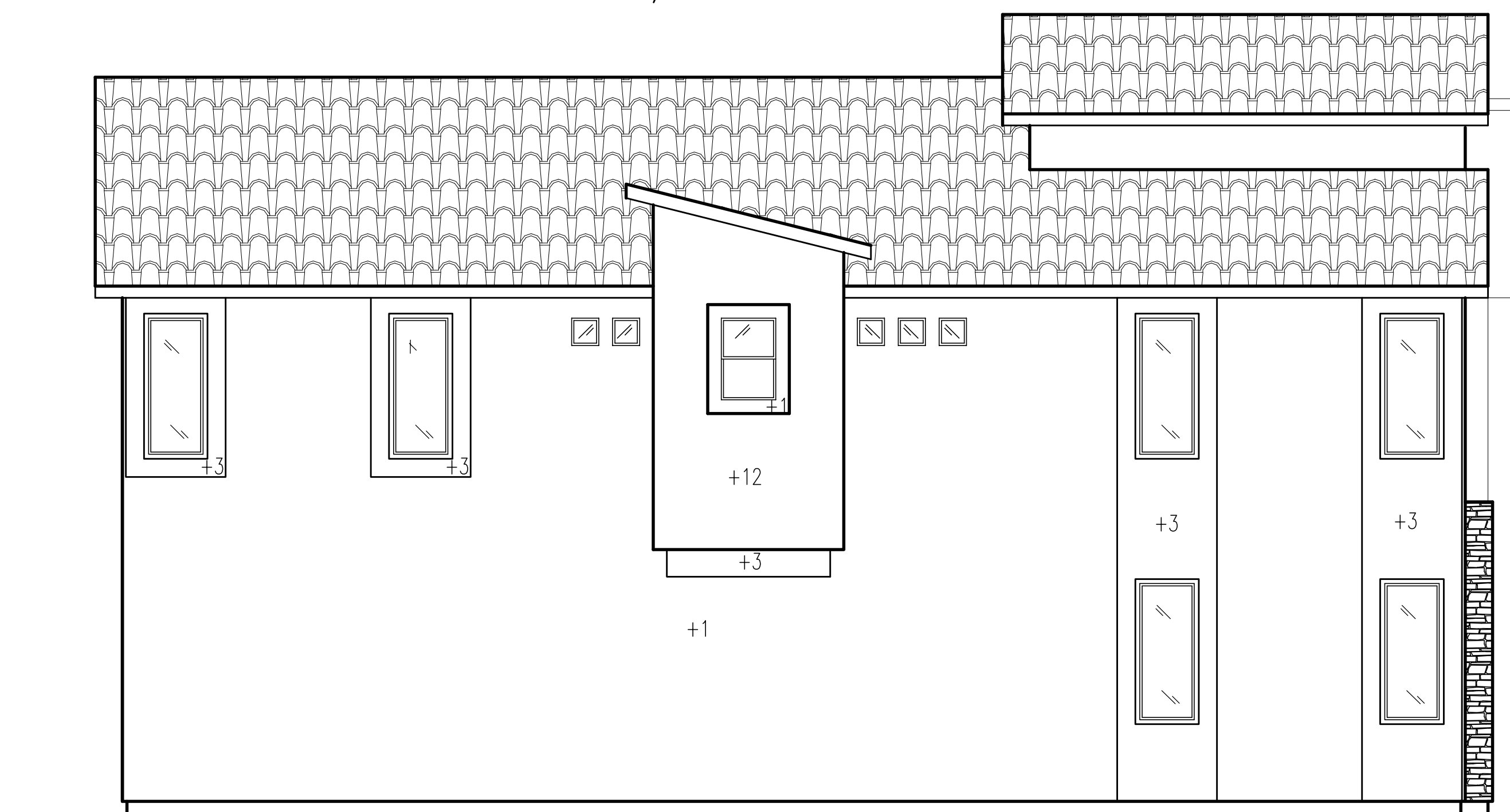
BEACHWOOD



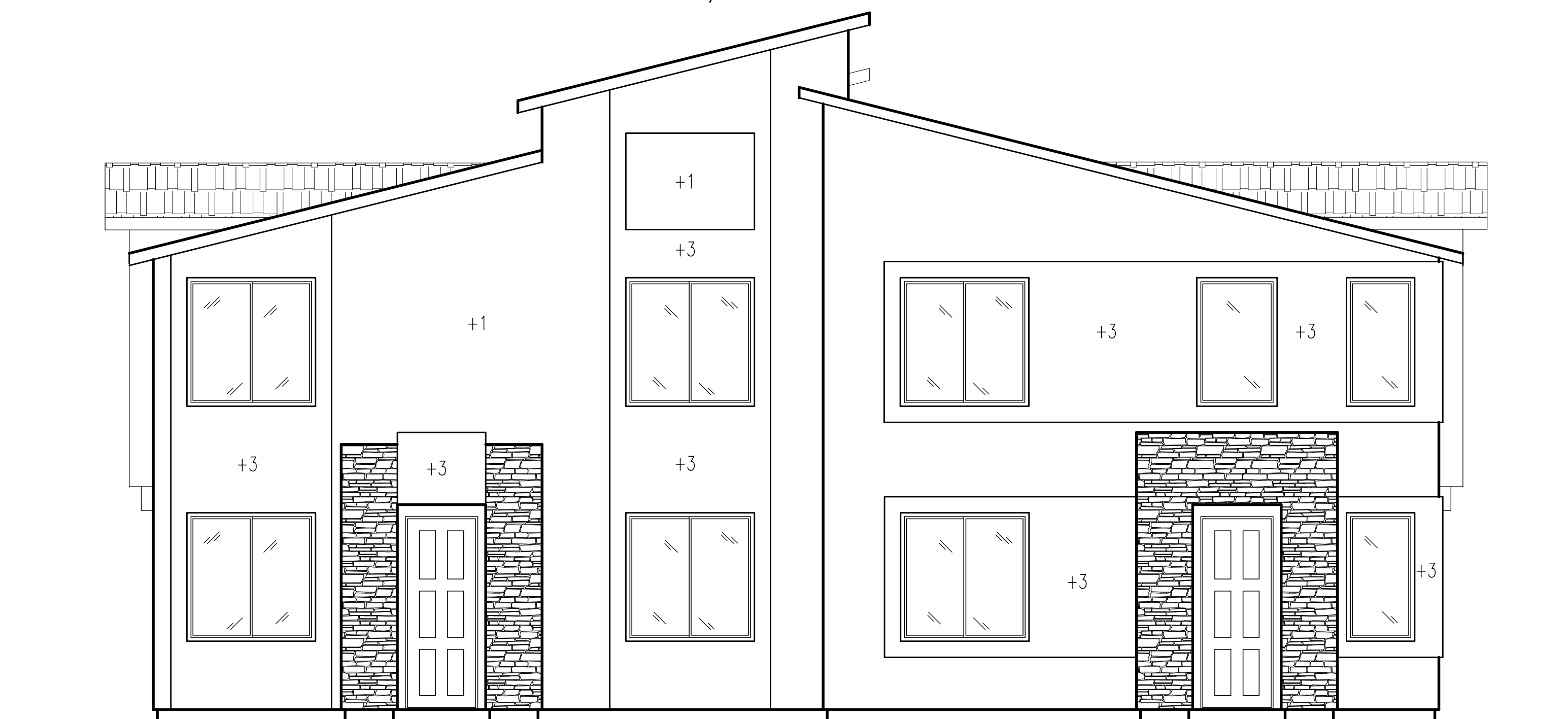
(4) RIGHT 'D' ELEVATION
SCALE: 1/4" = 1'-0"



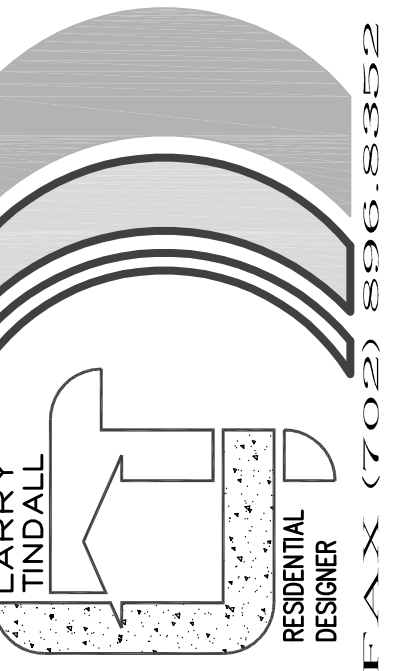
(2) REAR 'D' ELEVATION
SCALE: 1/4" = 1'-0"



(3) LEFT 'D' ELEVATION
SCALE: 1/4" = 1'-0"



(1) FRONT 'D' ELEVATION
SCALE: 1/4" = 1'-0"



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EDGE DUPLEX TYPE #1
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REVISION	DATE	NOTES

JOB NO.: -
FILE NAME:
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TYPE I ELEVATIONS

AB043

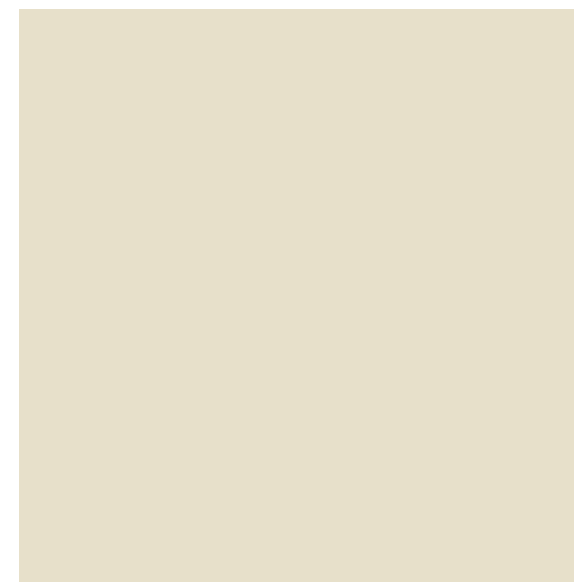
3047 E. WARM SPRINGS SUITE 500

BODY/FIELD



SW 6109 HOPSACK

BANDING/TRIM



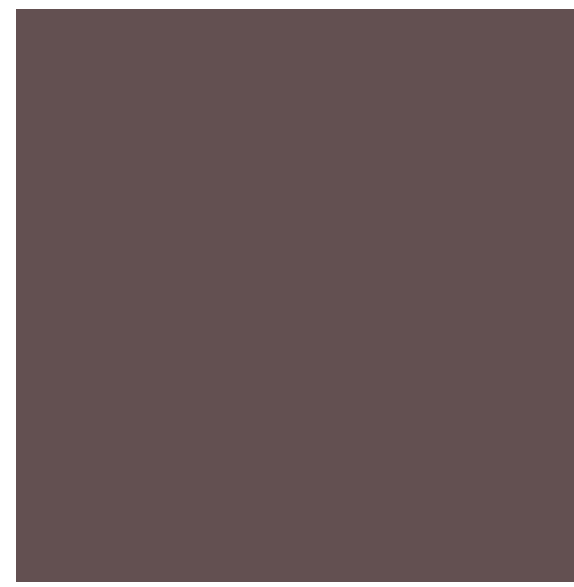
SW6133 MUSLIN

FRONT DOOR/ACCENT



SW 7622 HOMBURG GRAY

GARAGE DOOR



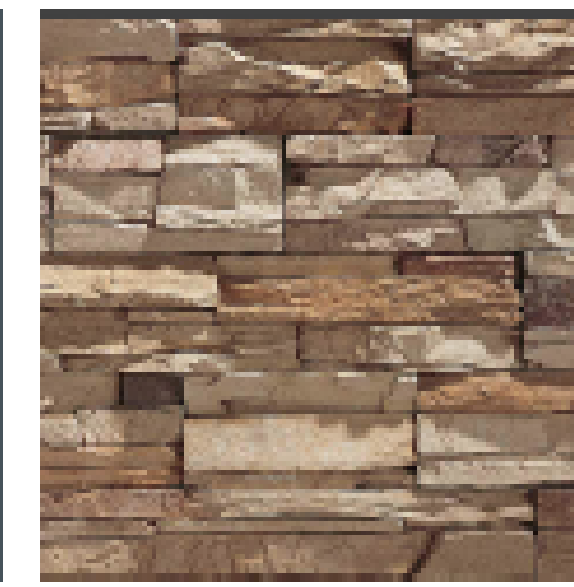
SW 7580 CARNELIAN

FASCIA



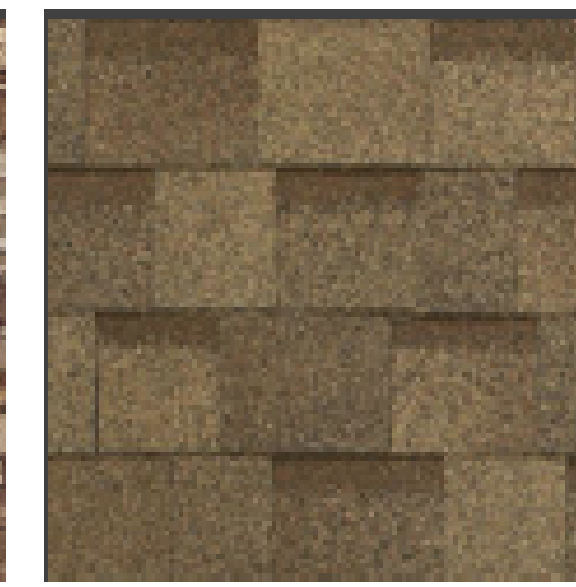
SW 7605 GALE FORCE

STONE

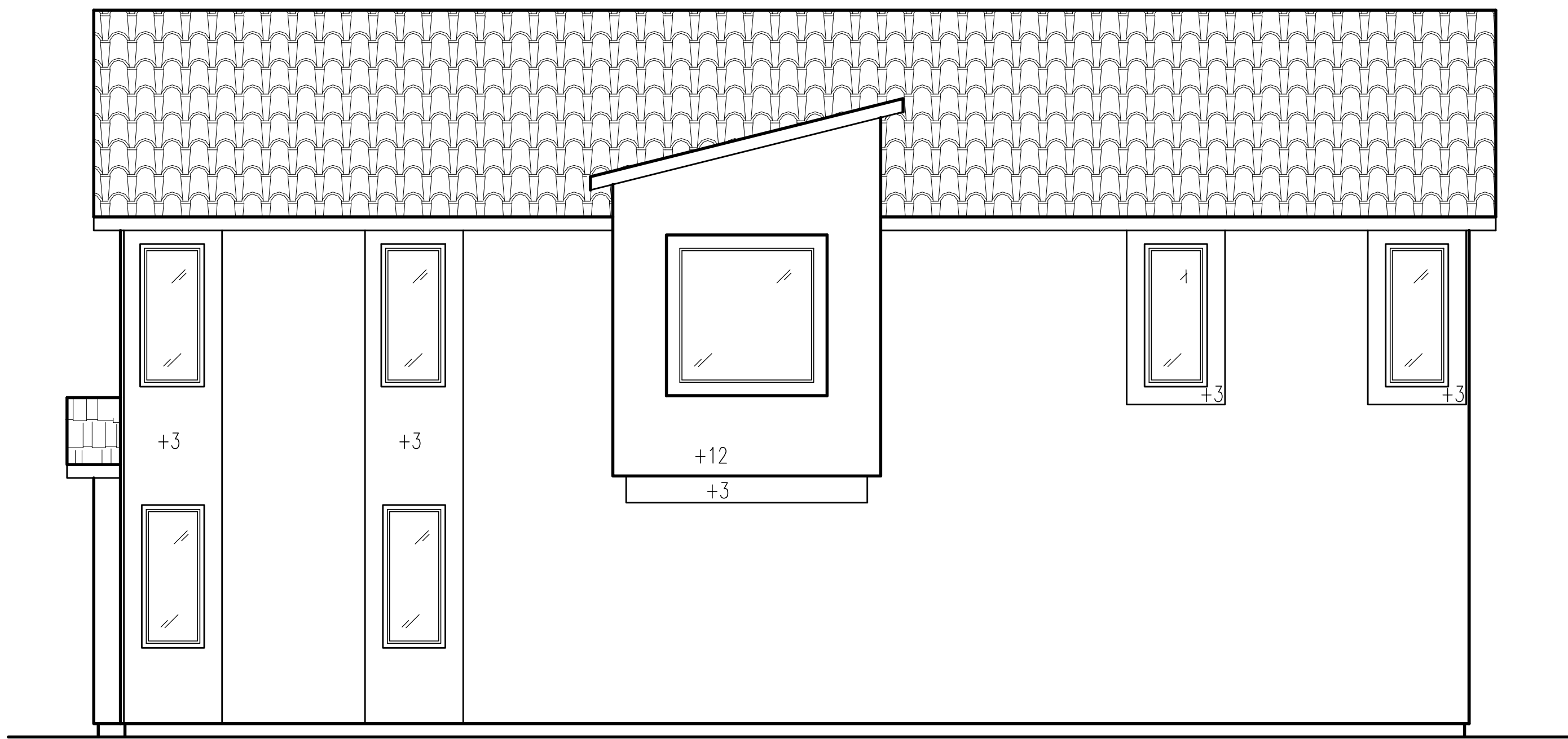


STACKED STONE MOUNTAIN BLEND

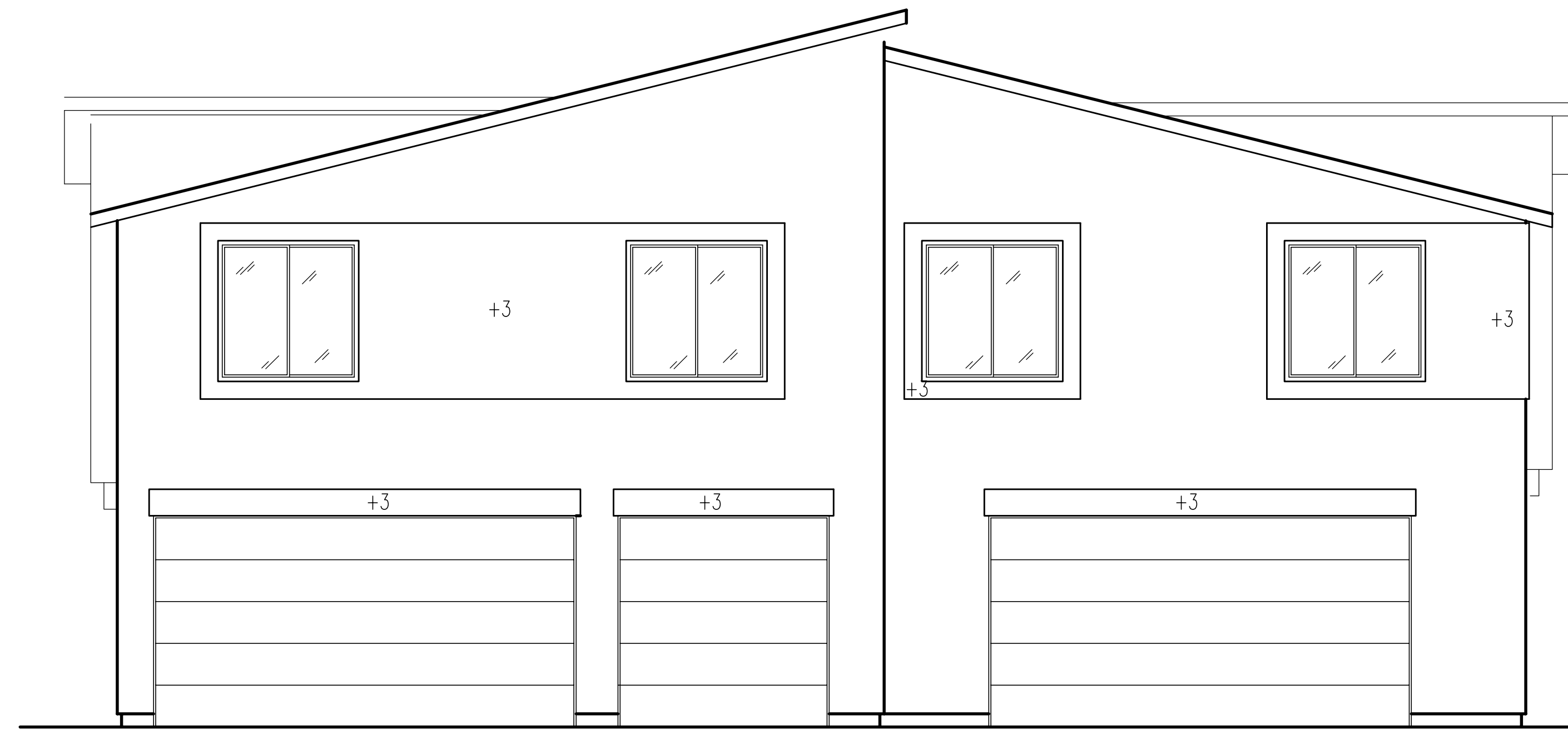
ROOF TILE



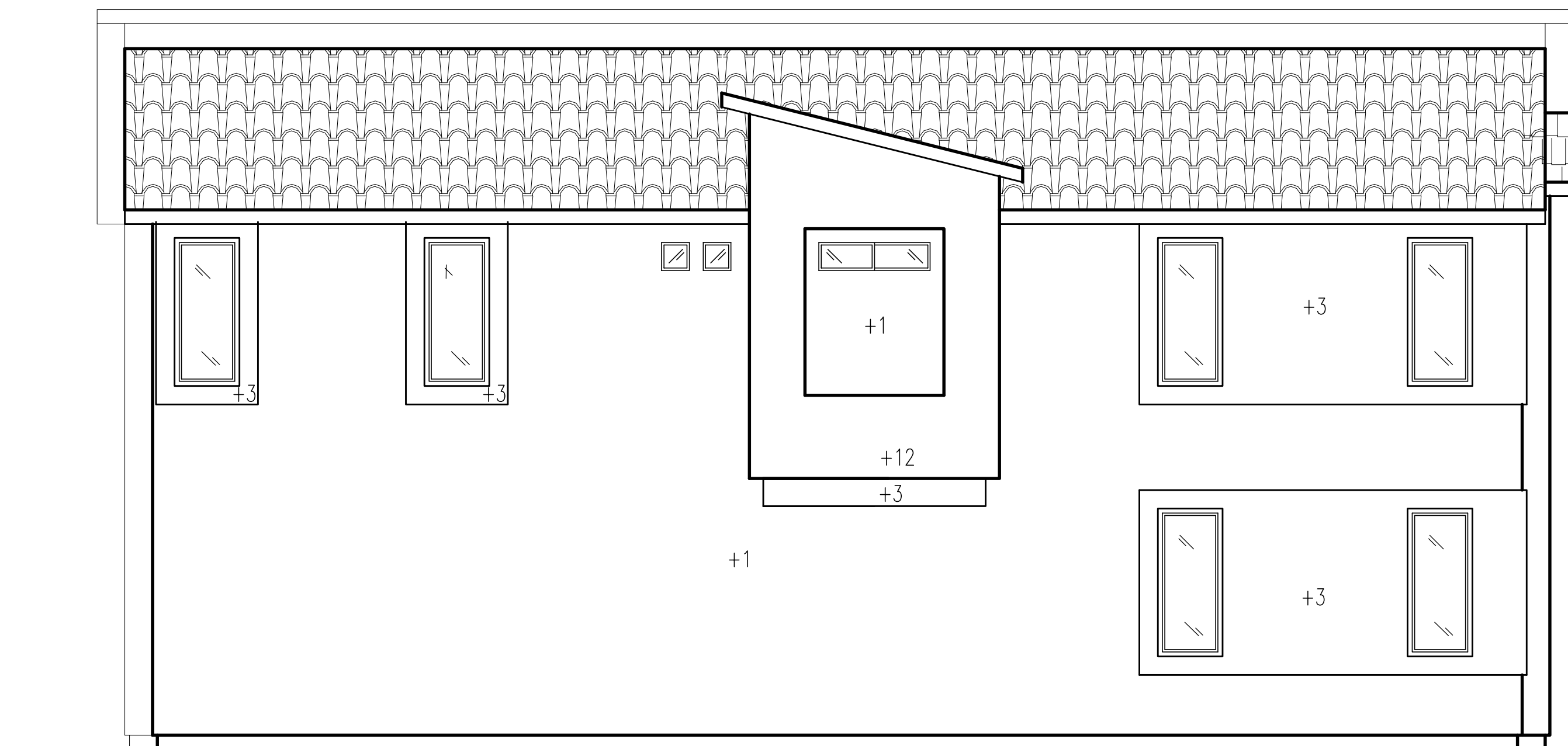
EARTHSTONE CEDAR



(4) RIGHT 'A' ELEVATION
SCALE: 1/4" = 1'-0"



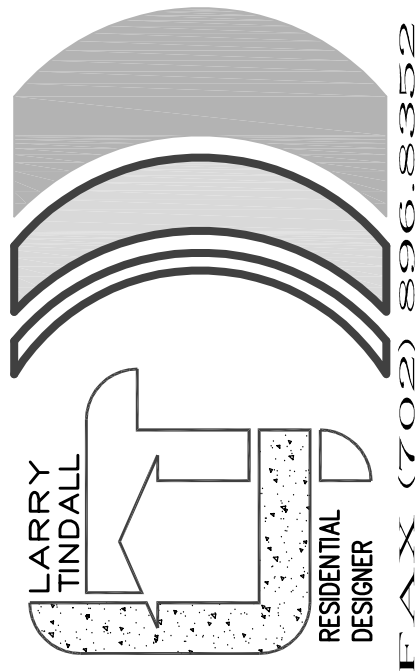
(2) REAR 'A' ELEVATION
SCALE: 1/4" = 1'-0"



(3) LEFT 'A' ELEVATION
SCALE: 1/4" = 1'-0"



(1) FRONT 'A' ELEVATION
SCALE: 1/4" = 1'-0"



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TYPE 2 ELEVATIONS
AB044

3047 E. WARM SPRINGS SUITE 500

BODY/FIELD



SW 7695 MESA TAN

BANDING/TRIM



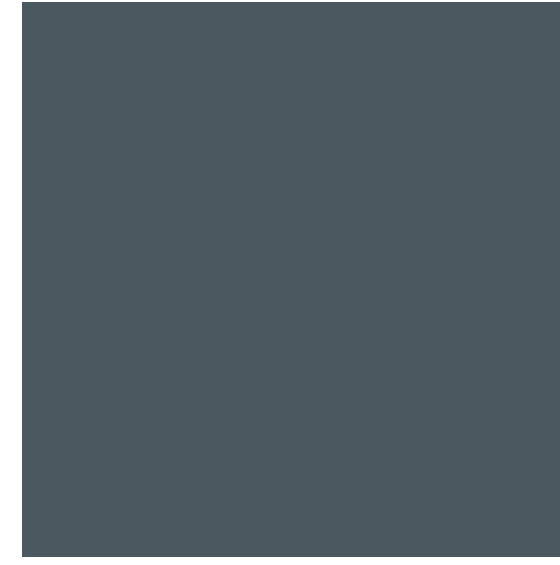
SW 6089 GROUNDED

FRONT DOOR/ACCENT



SW 7585 SUNDRIED TOMATO

GARAGE DOOR



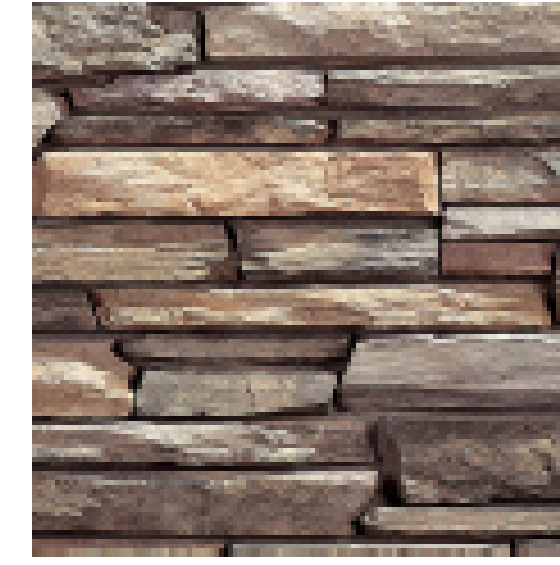
SW 7615 SEA SERPENT

FASCIA



SW 6106 KILIM BEIGE

STONE

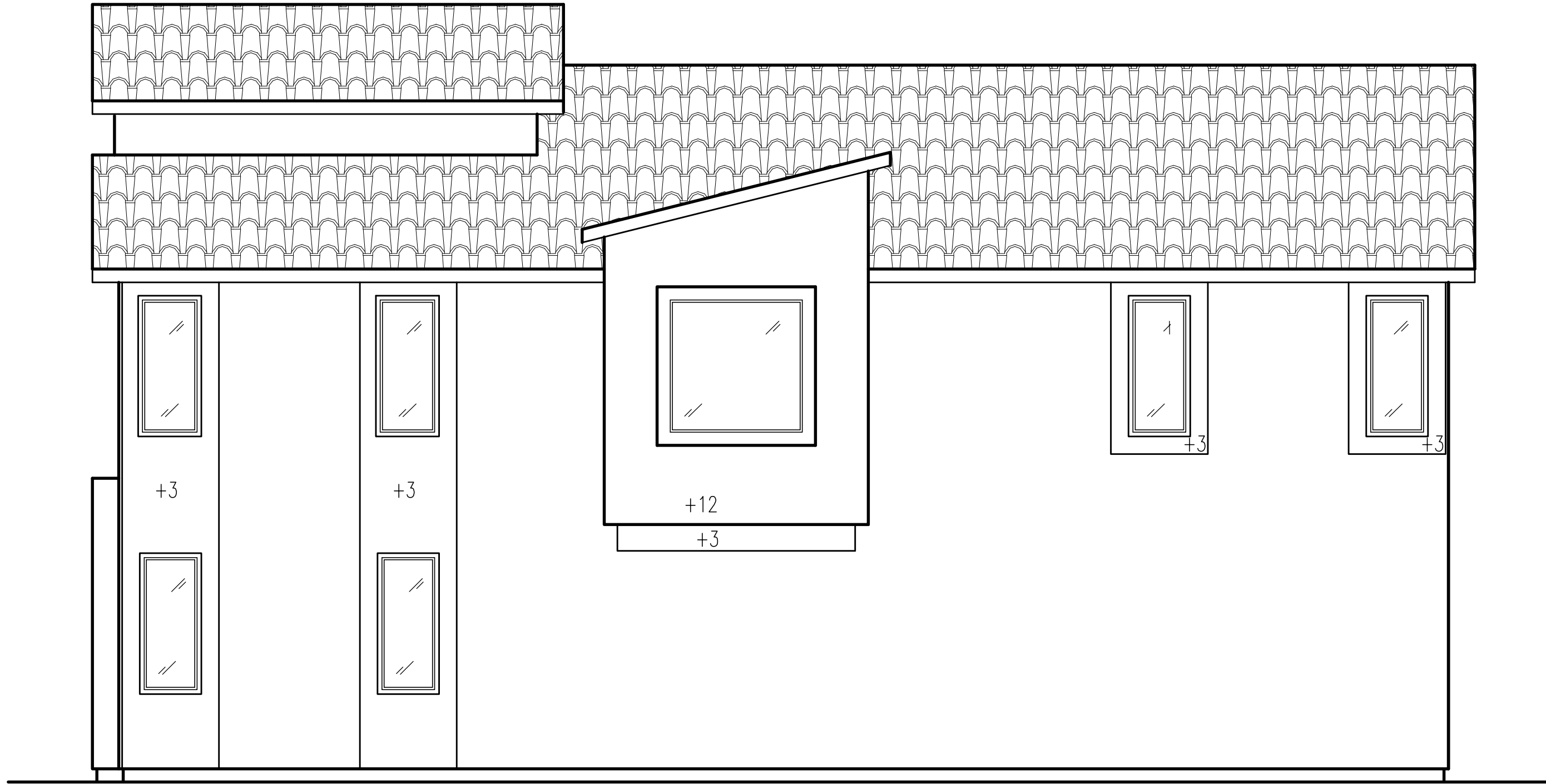


RUSTIC LEDGE CASCADE

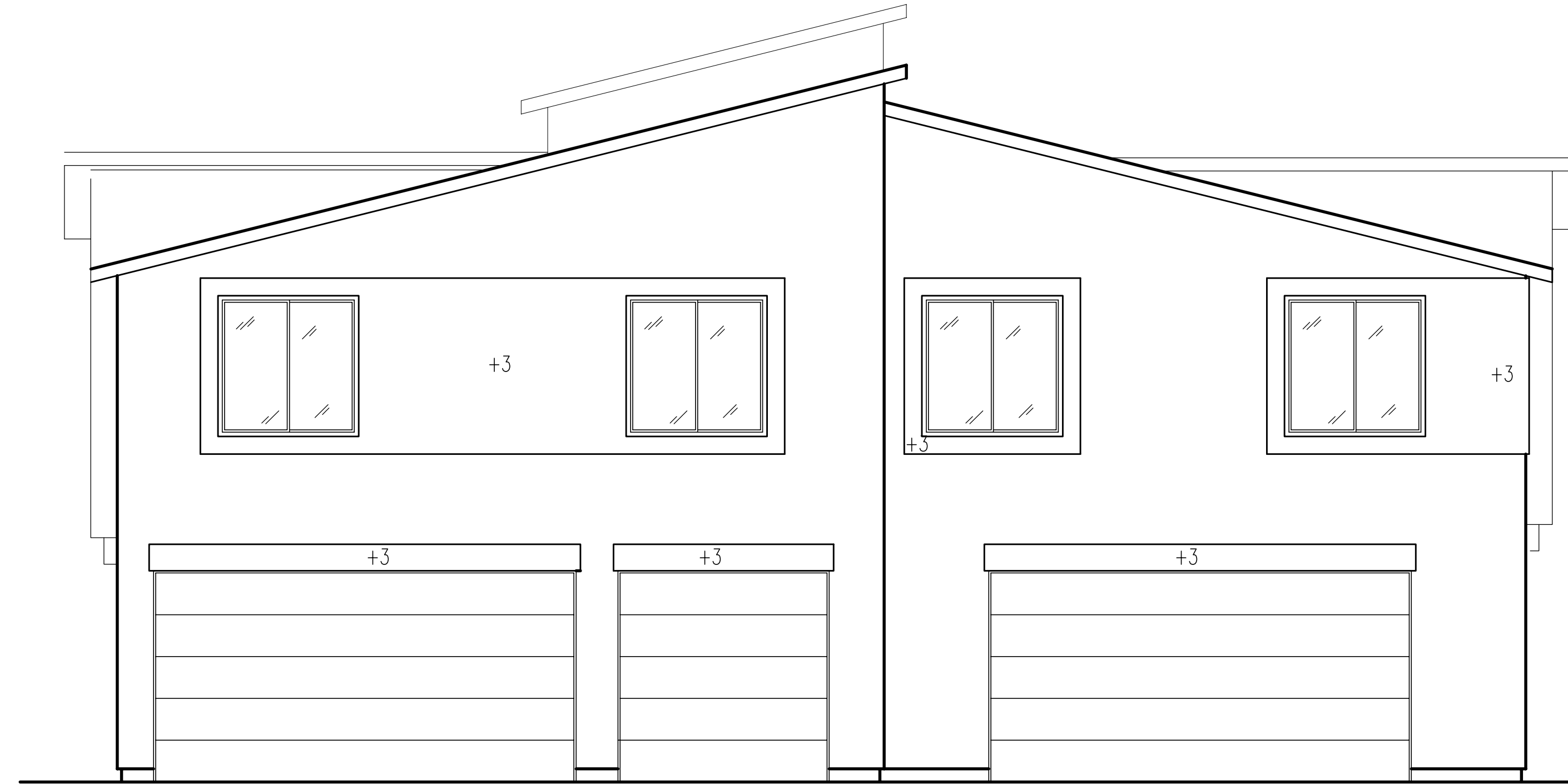
ROOF TILE



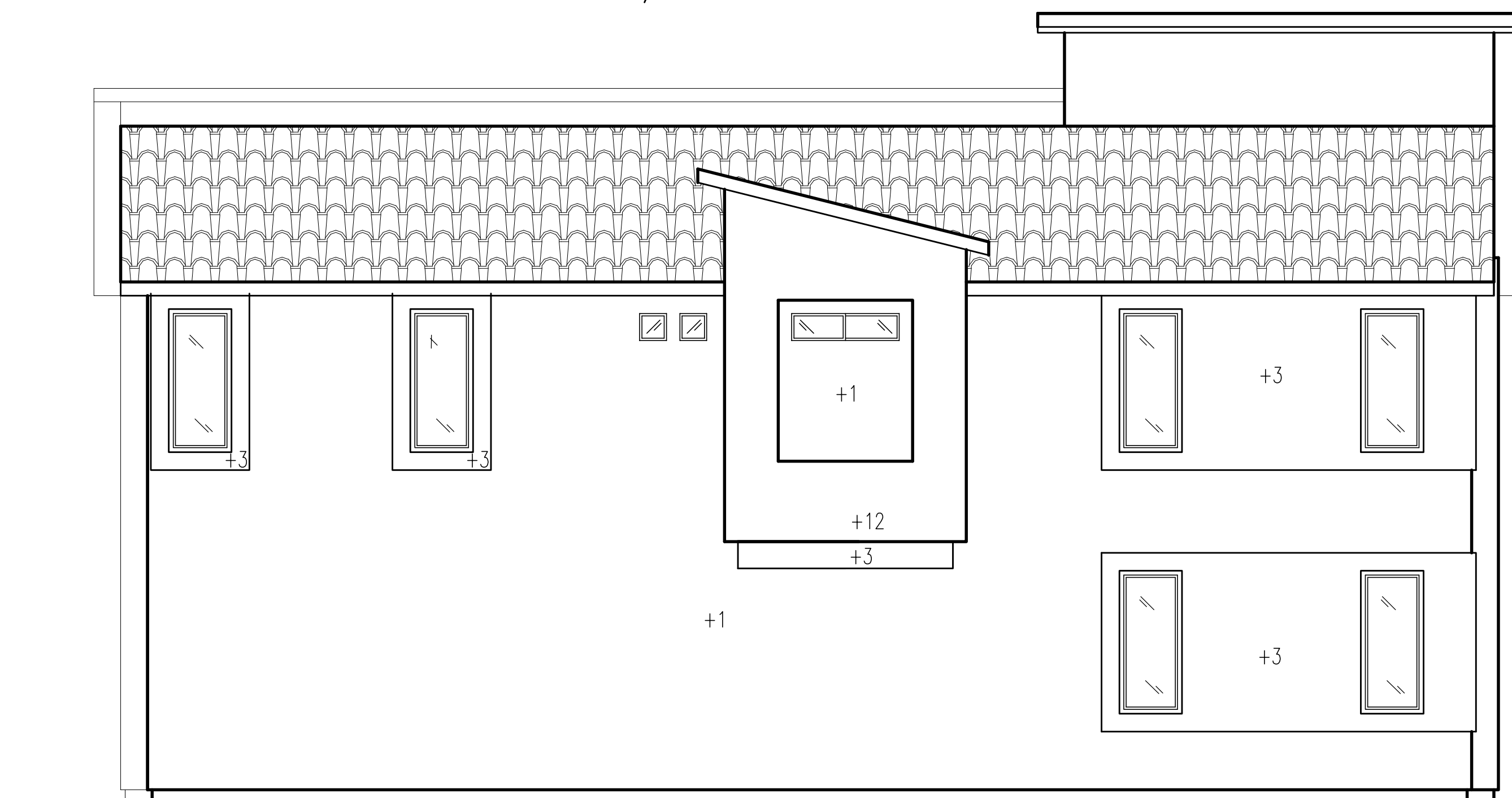
DUAL BROWN



(4) RIGHT 'B' ELEVATION
SCALE: 1/4" = 1'-0"



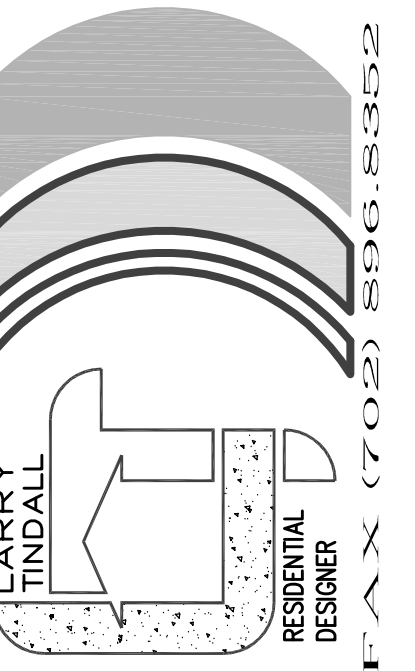
(2) REAR 'B' ELEVATION
SCALE: 1/4" = 1'-0"



(3) LEFT 'B' ELEVATION
SCALE: 1/4" = 1'-0"



(1) FRONT 'B' ELEVATION
SCALE: 1/4" = 1'-0"



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TYPE 2 ELEVATIONS
AB045
3047 E. WARM SPRINGS SUITE 500

BODY/FIELD



SW 6108 LATTE

BANDING/TRIM



SW 6153 PROTEGE
BRONZE

FRONT DOOR/ACCENT



SW 7729 EDAMAME

GARAGE DOOR



SW 6034
ARRESTING AUBURN

FASCIA



SW 6013 BITTER CHOCOLATE

STONE

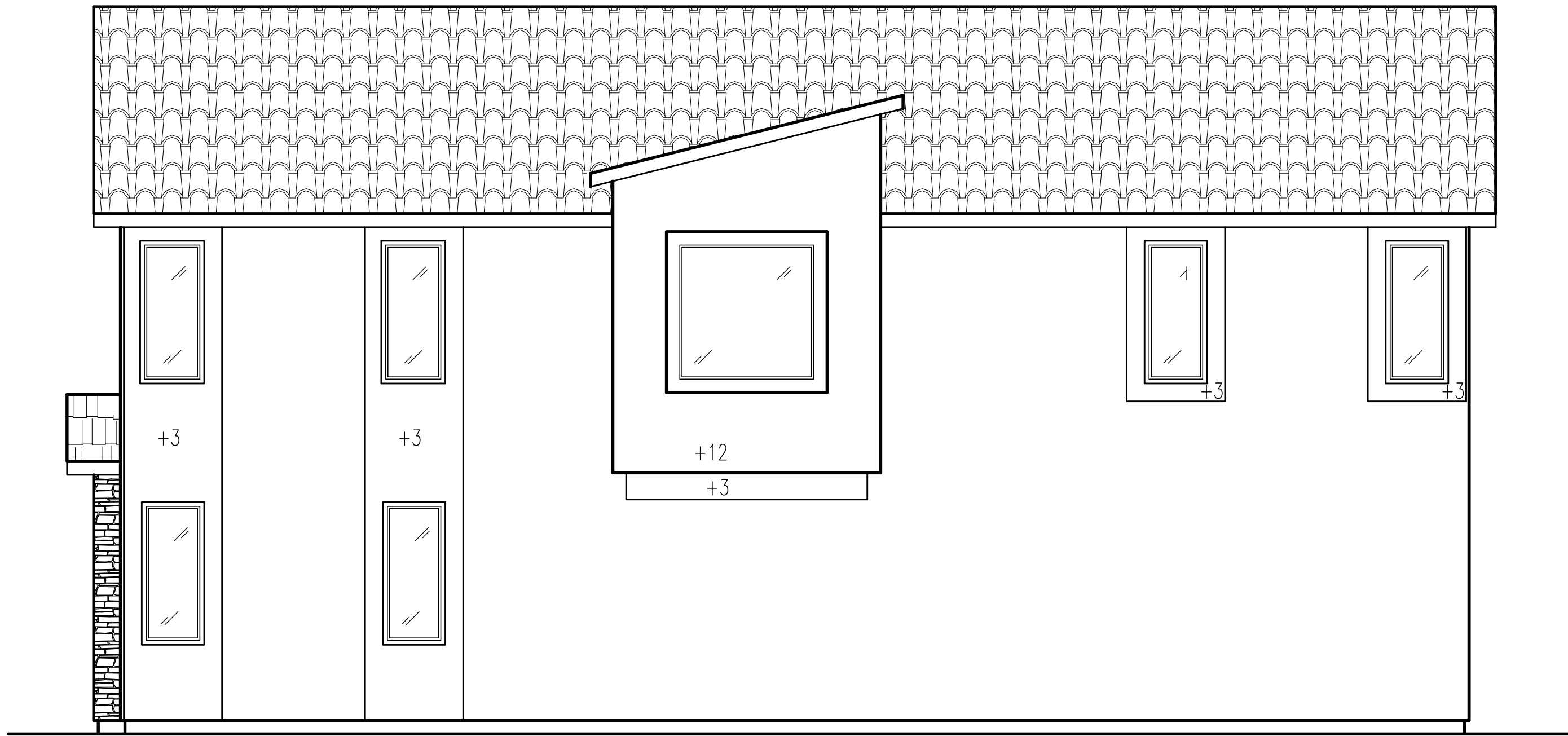


CLIFFSTONE MANZANITA

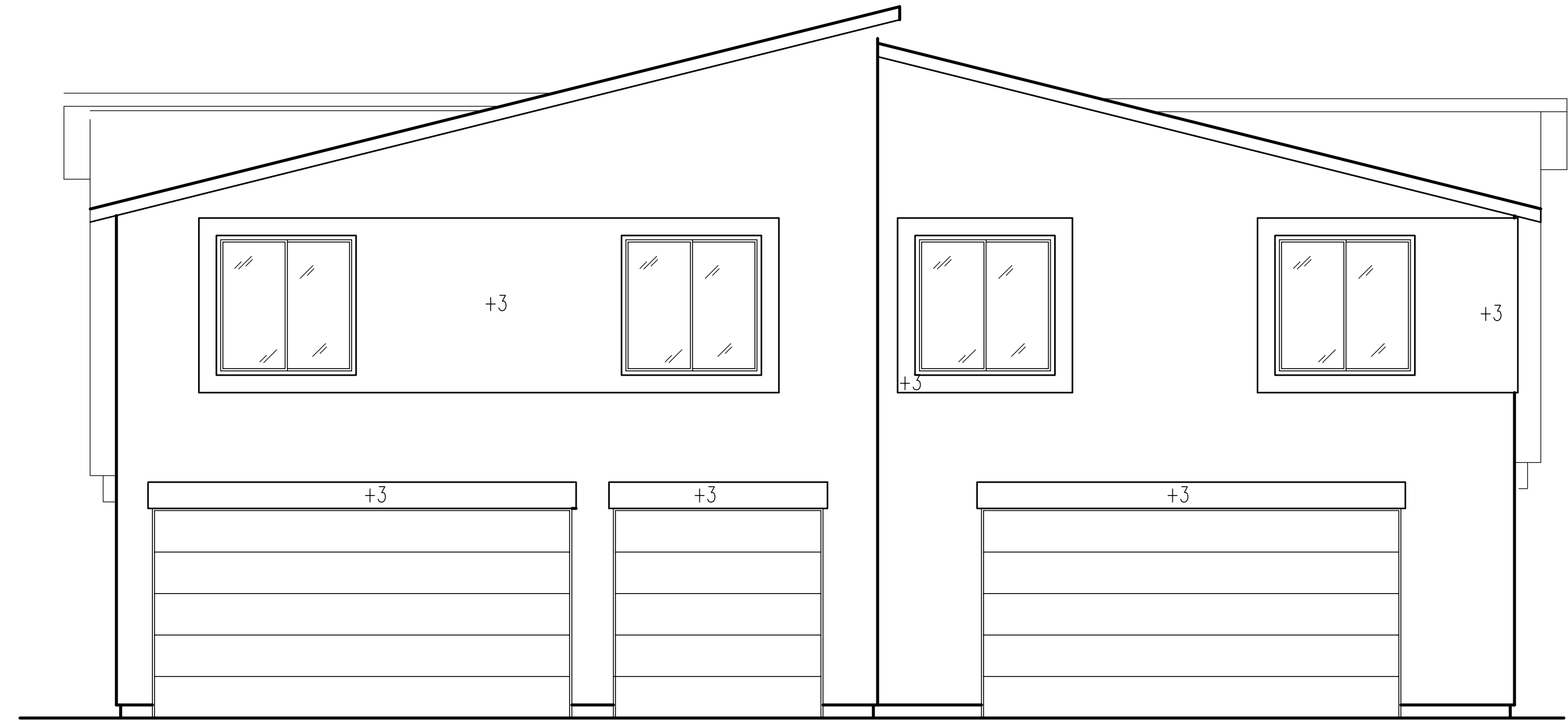
ROOF TILE



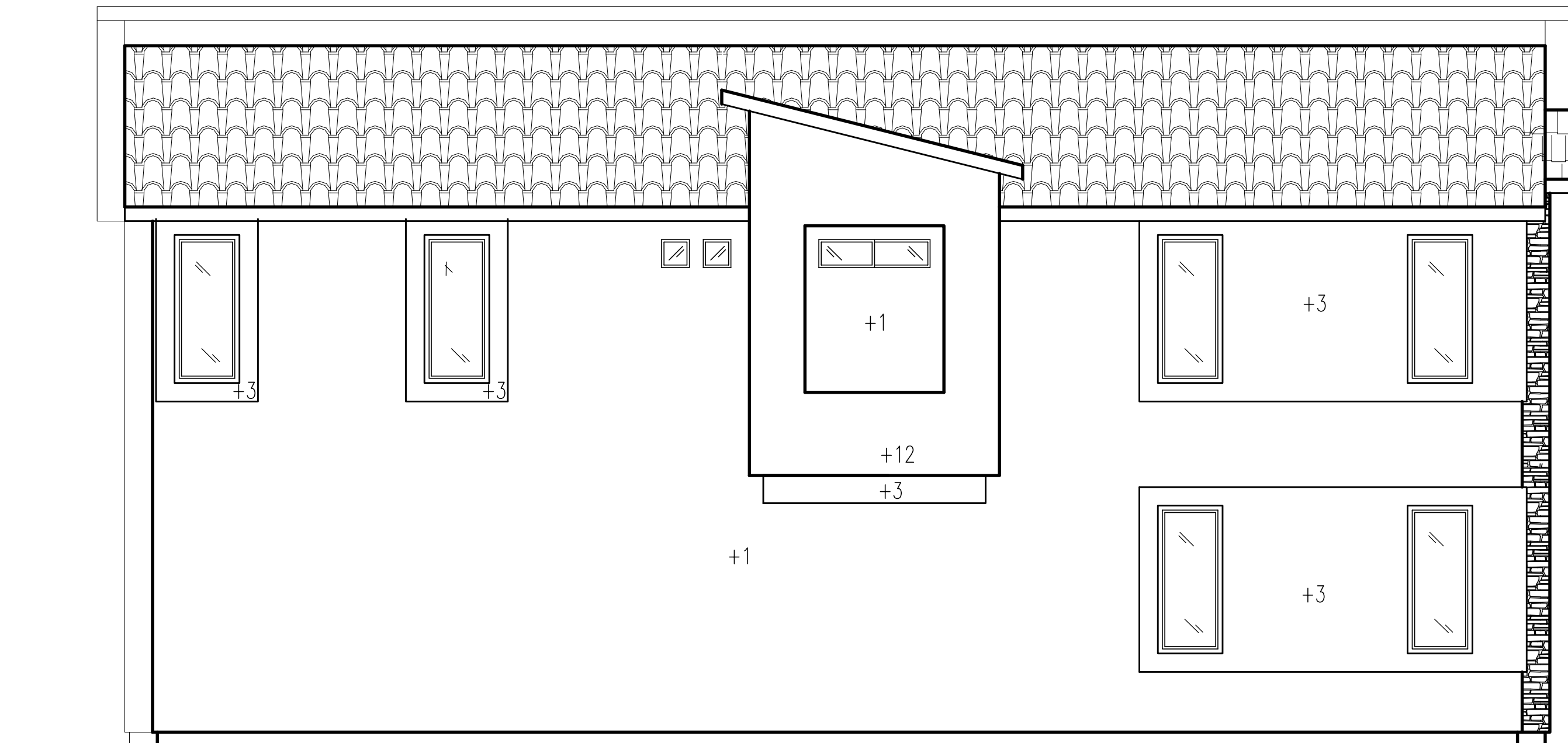
EARTHSTONE CEDAR



(4) RIGHT 'C' ELEVATION
SCALE: 1/4" = 1'-0"



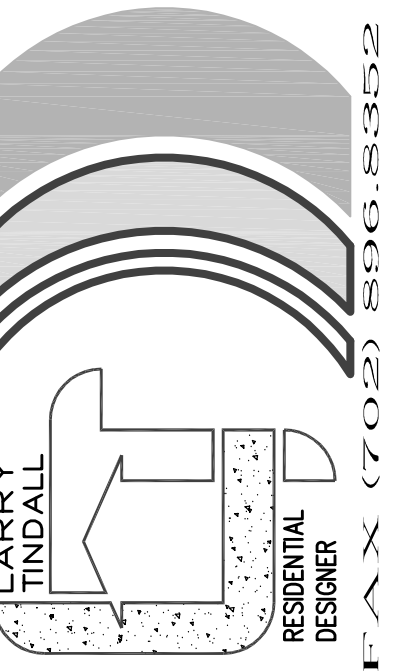
(2) REAR 'C' ELEVATION
SCALE: 1/4" = 1'-0"



(3) LEFT 'C' ELEVATION
SCALE: 1/4" = 1'-0"



(1) FRONT 'C' ELEVATION
SCALE: 1/4" = 1'-0"



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AB046

3047 E. WARM SPRINGS SUITE 500

BODY/FIELD



SW 7693 STONEBRIAR

BANDING/TRIM



SW 7696 TOASTED PINE NUT

FRONT DOOR/ACCENT



SW 6054 CANYON CLAY

GARAGE DOOR



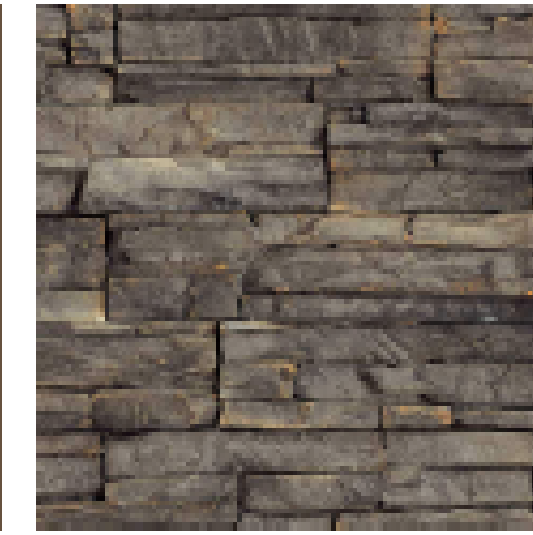
SW 6166 ECLIPSE

FASCIA



SW 6104 KAFFEE

STONE

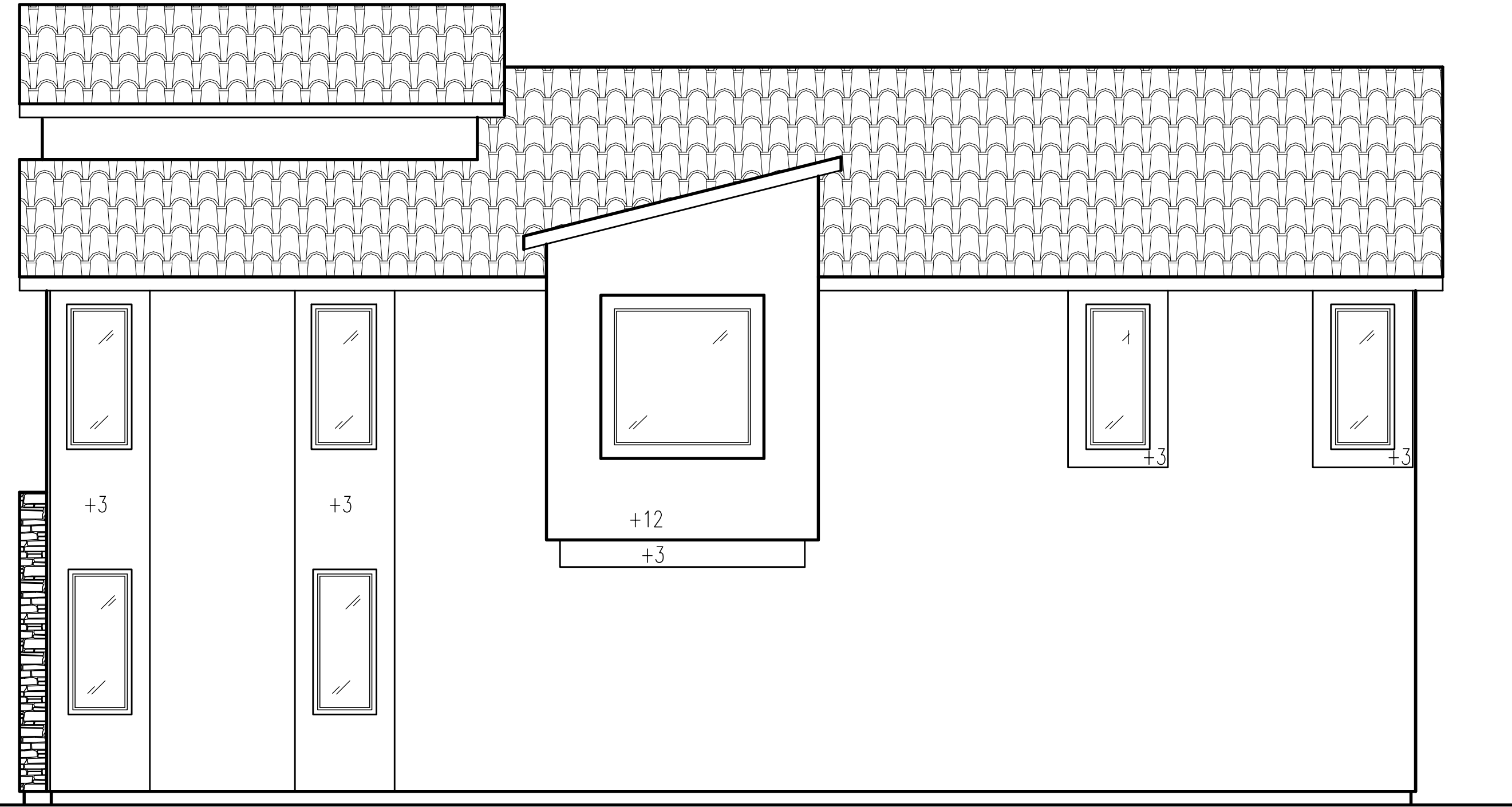


STACKED STONE CHAPEL HILL

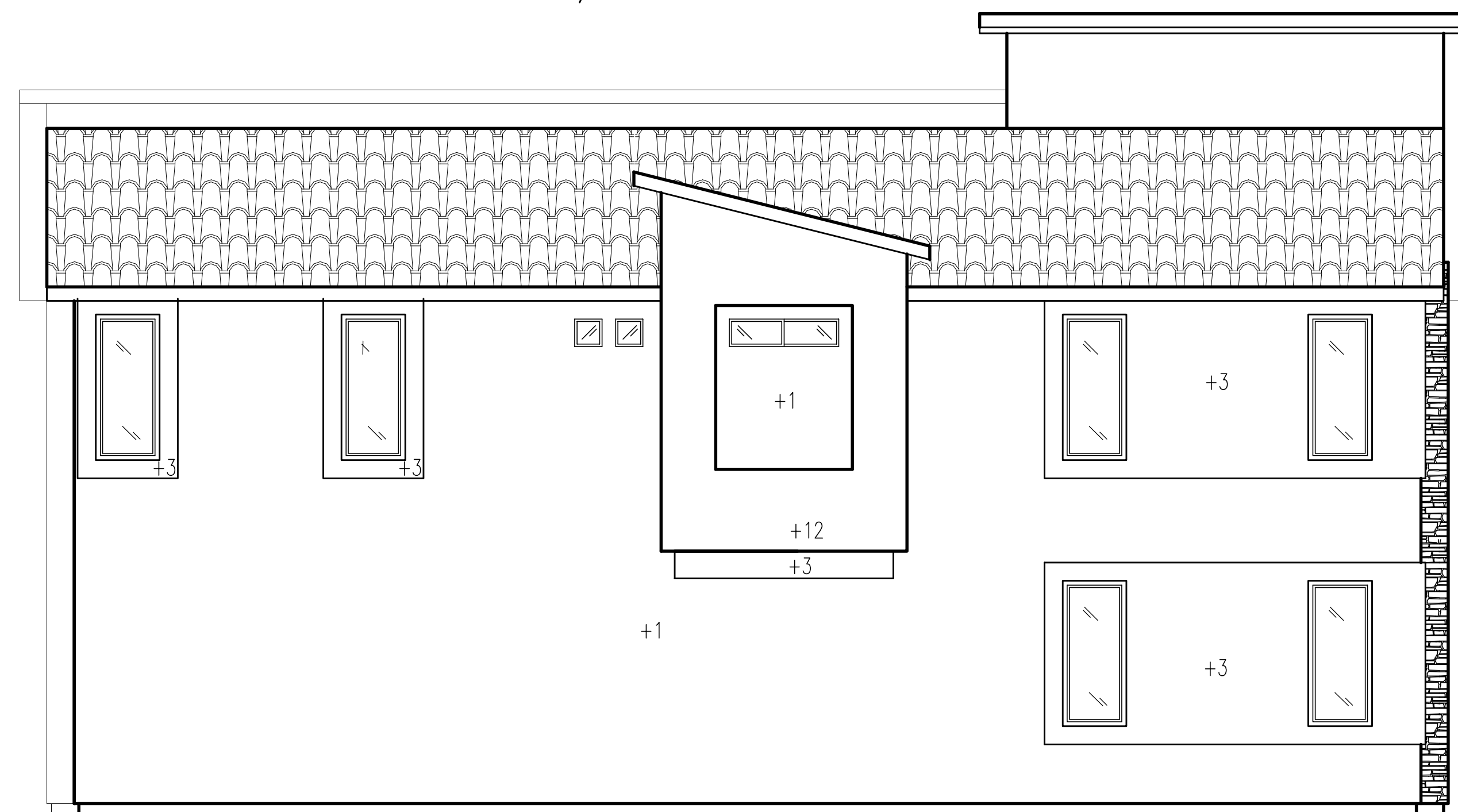
ROOF TILE



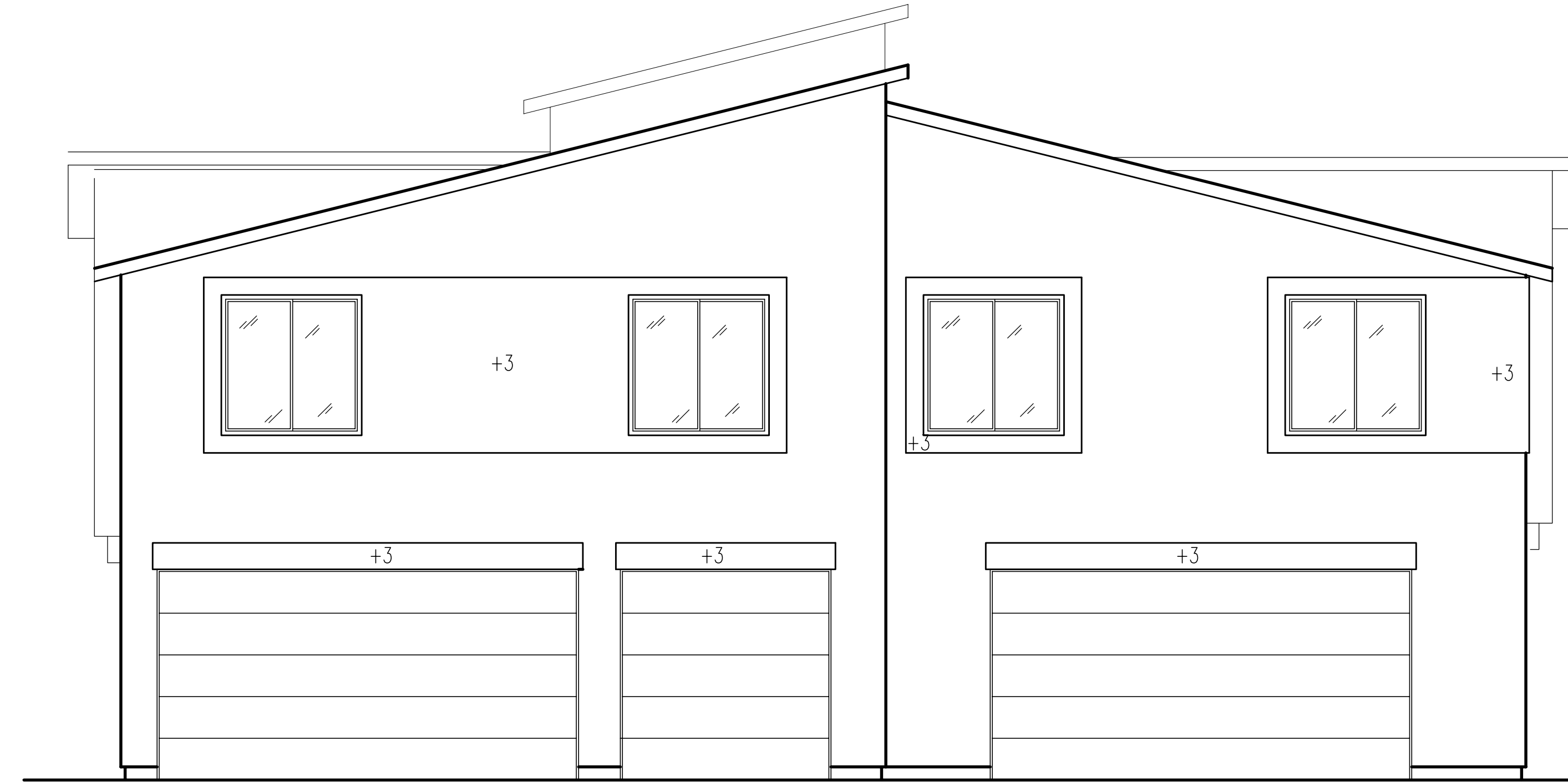
BEACHWOOD



(4) RIGHT 'D' ELEVATION
SCALE: 1/4" = 1'-0"



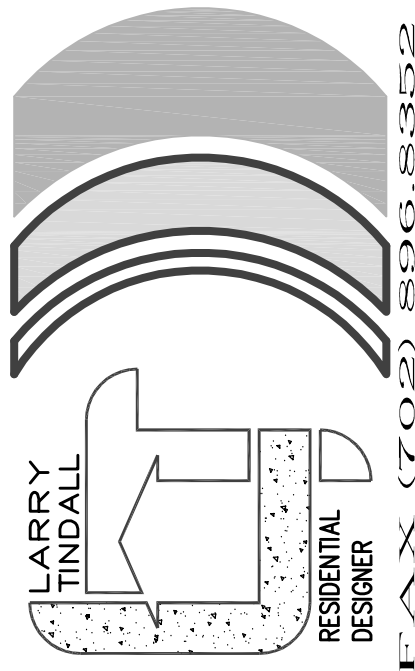
(3) LEFT 'D' ELEVATION
SCALE: 1/4" = 1'-0"



(2) REAR 'D' ELEVATION
SCALE: 1/4" = 1'-0"



(1) FRONT 'D' ELEVATION
SCALE: 1/4" = 1'-0"



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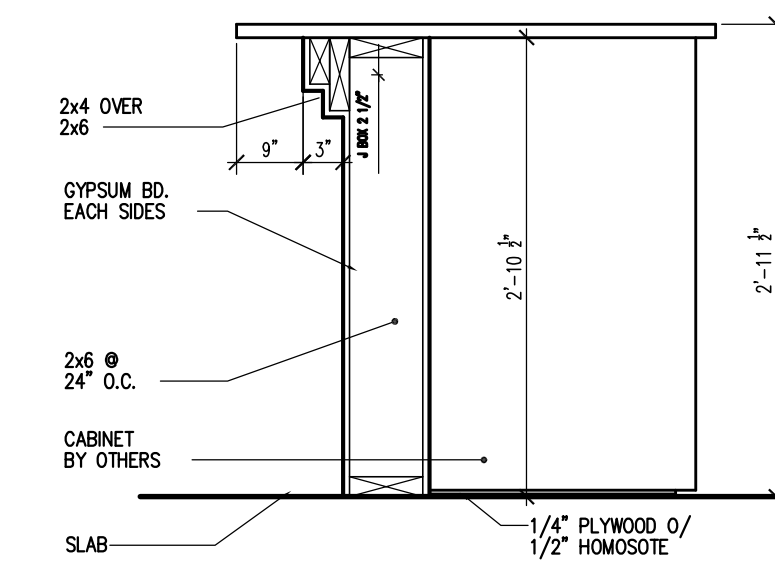
REVISION	DATE	NOTES

JOB NO.: -
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UPDATE:

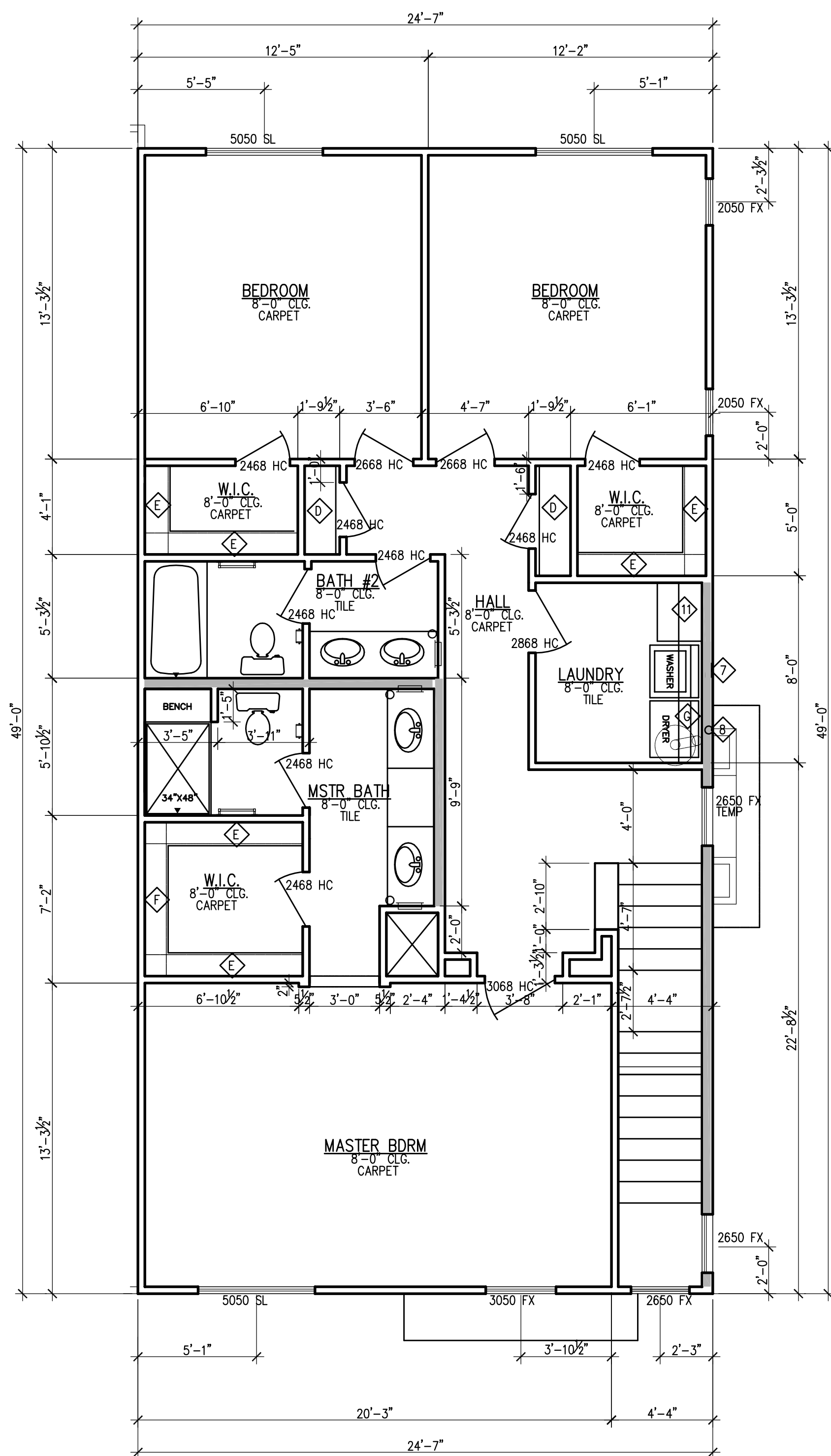
TYPE 2 ELEVATIONS

AB047

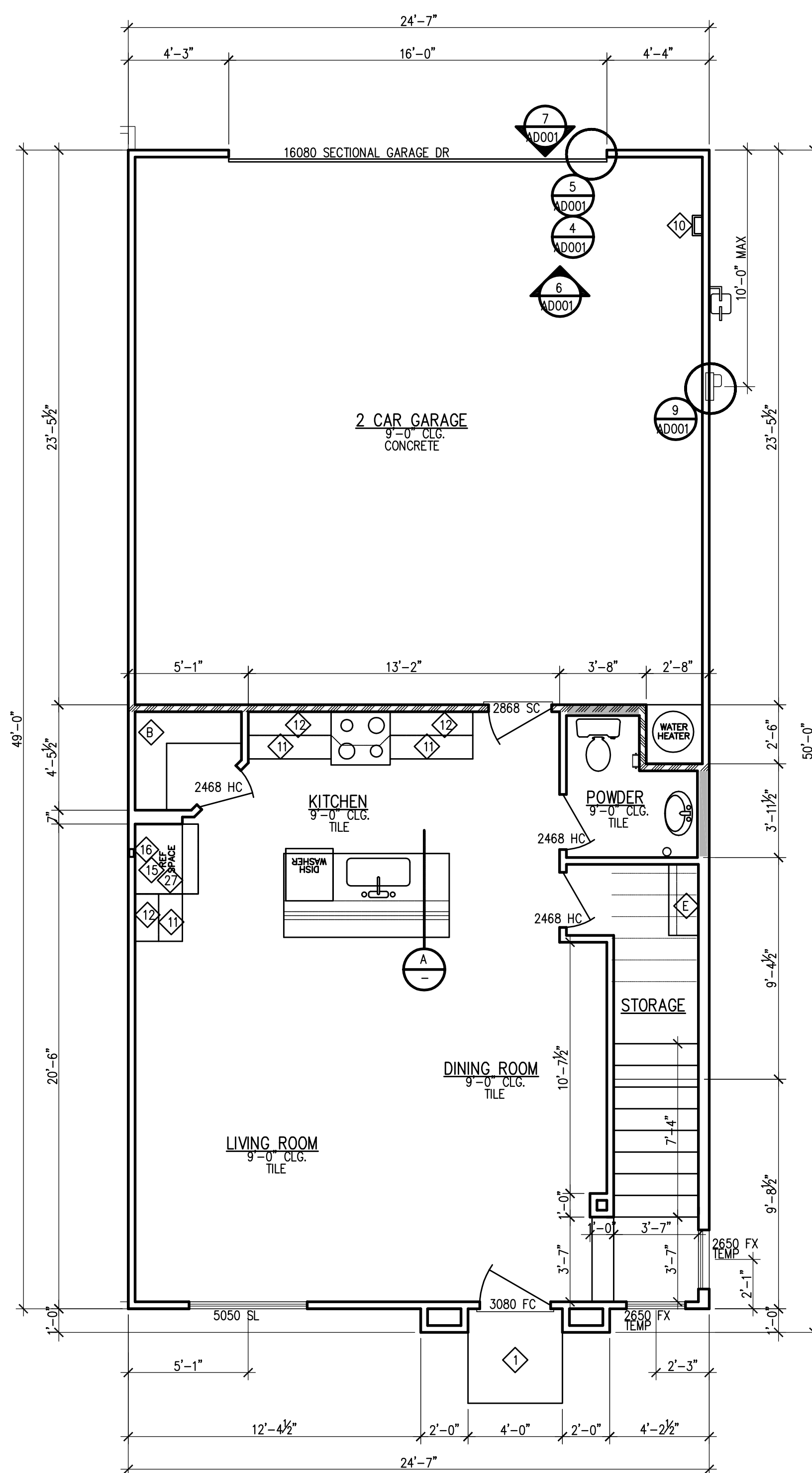
3047 E. WARM SPRINGS SUITE 500



(A) KITCHEN ISLAND DETAIL
SCALE: N.T.S.



(2) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



(1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS:

- TYP. RECESSED MOUNTED MEDICINE CABINET. SEE D.R.H FOR TYPE & MODEL.
- TOWEL BAR, SEE D.R.H. FOR SIZE & SPECIFICATIONS.
- TOWEL RING, SEE D.R.H. FOR SPECIFICATIONS.
- TOILET TISSUE HOLDER, SEE D.R.H. FOR SPECIFICATIONS.
- SOFT WATER LOOP, SEE PLUMBING DRAWINGS.
- LAVATORY, SEE D.R.H. AND PLUMBING DRAWINGS FOR SPECIFICATIONS.
- DASHED LINES INDICATES OPT. PLUMBING FIXTURE. SEE D.R.H. AND PLUMB. DWGS. FOR SPECIFICATIONS.
- UTILITY SINK. SEE BUILDER AND PLUMB. DWGS. FOR SPECIFICATIONS.
- ROUND WATER CLOSET, SEE D.R.H. AND PLUMB. DWGS. FOR TYPE & MODEL. ALLOW A 30" WIDE X 24" DEEP SPACE IN FRONT OF W.C.
- ELONGATED WATER CLOSET, (SEE D.R.H. AND PLUMB. DWGS. FOR TYPE & MODEL). ALLOW A 30" WIDE X 24" DEEP SPACE IN FRONT OF W.C.
- ELECTRICAL SERVICE PANEL. SEE 9/AD001. SEE ELEC. LOAD CALCS. FOR SIZE.
- GAS METER, SEE UTILITY DRAWINGS FOR LOCATION.
- COMBUSTION AIR VENT, SEE MECH. DWGS.
- WATER HEATER W/ DRAIN PAN, WHEN IN GARAGE 18" HIGH BASE W/ (1) 3/4" OR (2) 1/2" PIECES OF SHEATHING MIN. W/ DRYWALL FINISH TOP & SIDES. SEE SPECS. ON COVER, SEE 12/AD001 OR 13/AD001.
- CONDENSER ON CONC. PAD, SEE MECH. DWGS FOR SIZE & MODEL.
- NON-VENTED RANGE W/ HOOD OR OPTIONAL OVERHEAD EXHAUST HOOD, SEE D.R. HORTON FOR TYPE AND MODEL.
- SINK WITH GARBAGE DISPOSAL SEE D.R.H. AND PLUMB. DWGS. FOR TYPE AND MODEL.
- WASHER, SEE D.R. HORTON FOR TYPE AND MODEL. WASHER ALWAYS TO THE LEFT OF DRYER EVEN WHEN BUILDING IS MIRRORED.
- DRYER, SEE D.R. HORTON FOR TYPE AND MODEL. DRYER ALWAYS TO THE RIGHT OF WASHER.
- TUB/SHOWER ENCLOSURE W/NON-ABSORBENT SURFACE W/ROD OR OPT. TEMPERED SLIDING GLASS DOORS. SEE GEN. NOTES U/WINDOW BULLET #5. SEE PLUMB. DRAWINGS AND D.R.H. FOR SPECS. AND SIZE. SHOWER HEAD @ +6'-10"
- SHOWER ENCLOSURE W/NON-ABSORBENT SURFACE & TEMPERED GLASS DOOR, SEE GEN. NOTES U/WINDOW BULLET #5. SEE PLUMB. DRAWINGS AND D.R.H. FOR SPECS. AND SIZE. SHOWER HEAD @ +6'-10"
- DARSEY UNIT. TUB/SHOWER COMBO 42" X 102" TUB W/NON-ABSORBENT SURFACE & SHOWER ENCLOSURE W/NON-ABSORBENT SURFACE. TEMPERED GLASS DOOR. SEE GEN. NOTES U/WINDOW BULLET #5. SEE PLUMBING DRAWINGS AND D.R.H. FOR SPECS. AND SIZE. W/ SHOWER HEAD @ 6'-10" FROM FINISHED FLOOR.
- INDICATES POT-SHELF ABOVE TOP OF SHEATHING +8'-5" REFER TO PLANS & INTERIOR ELEVATIONS
- INDICATES LOWERED CEILING/ARCH. REFER TO PLANS AND INTERIOR ELEVATIONS.

WALL SCHEDULE

- = 2x6 WALL
- = 1 HR FIRE SEPARATION WALL
- = 2 HR COMMON FIRE WALL

SHELVING OPTIONS:

- (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
- (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED.
- (LINEN) (5) 12" DEEP SHELVES EQUALLY SPACED.
- (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED.
- (CLOSET) (1) 12" DEEP SHELF AND POLE @ +6".
- (CLOSET) (2) 12" DEEP SHELF AND POLE @ +40" & +60".
- (LAUNDRY) (1) 12" DEEP SHELF.

NOTE:

ALL SHELVES ARE WOOD OR WOOD W/LAMINATE FINISH, VERIFY W/D.R. HORTON, POLES ARE WOOD W/METAL ROSETTES

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

- HC = HOLLOW CORE WOOD DOOR
- SC = SOLID CORE WOOD DOOR
- FR = FRENCH W/TEMPERED GLAZING
- FA = FRENCH ATRIUM W/TEMPERED GLAZING
- BP = BYPASS DOORS
- SG = TEMPERED SLIDING GLASS
- FC = FIBER CLASSIC

WINDOW LEGEND:

- FX = FIXED WINDOW
- SL = SLIDER
- SH = SINGLE HUNG
- HR = HALF ROUND
- AR = ARCHED
- TEMP. = TEMPERED GLAZING RQ'D IN HAZARDOUS LOC. INSTALL PER I.R.C. CODE.

NOTE:

D.R. HORTON MAY SUBSTITUTE ANY DOOR MATERIAL ON ANY DOOR EXCEPT RATED DOORS AND DOORS REQUIRED BY CODE.

SQUARE FOOTAGE:

FIRST FLOOR:	621	SQUARE FEET
SECOND FLOOR:	1111	SQUARE FEET
TOTAL LIVING:	1732	SQUARE FEET
GARAGE:	565	SQUARE FEET

KEYNOTES:

- MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
- THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/AD001.
- CARPET STRIP.
- CEILING LINE
- TILE, SEE SPEC. SHEET.
- DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS FOR VENT LENGTH.
- RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
- PRE PLUMB FOR OPTIONAL SINK, VERIFY WITH PLUMBING DWGS.
- NOT USED.
- SOFT WATER LOOP
- BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
- WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
- NOT USED
- UNDER COUNTER DISHWASHER.
- REFRIGERATOR/FREEZER LOCATION.
- RECESSED ICE MAKER BOX WITH VALVE.
- CENTER WINDOW OR DOOR ON EXTERIOR WALL
- NOT USED
- NOT USED
- NOT USED
- GYP. BD. DRAFTSTOP SHOWN DASHED
- TEMPERED GLASS
- FIBERGLASS SHOWER PAN
- 2'-6" STONE W/6" WIDE FOAM TRIM RETURN. SEE EXTERIOR ELEVATION.
- STONE VENEER. SEE EXTERIOR ELEVATION.
- WATER HEATER PLATFORM TO BE A MINIMUM OF 18" A.F.F. 3/4" PLYWOOD AT WATER HEATER PLATFORM
- 24" DEEP CABINET ABOVE

GENERAL NOTES:

1. THE GARAGE SIDE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILING SHALL BE 5/8" GYP.BD. D.R. HORTON CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.
 2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.
 3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.
 4. ALL BASE SHALL BE REVERSIBLE GRADE.
 5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1209, C1329 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.
 6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.
 7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.
 8. SEE D.R. HORTON FOR ALL CABINERY SPECIFICATIONS.
 9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ARE ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.
 10. KITCHEN COUNTER TOP @ 36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.
 11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.
- ATTIC ACCESS, CATWALK & WORKING PLATFORM:**
- * PROVIDE #1 24" WIDE X 30" HIGH SOLID CATHWALK.
 - * A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
 - * WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU. SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.
- DOORS:**
- * FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
 - * PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
 - * ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
 - * ALL DOORS TO HAVE 3" JAMBS.
- WINDOWS:**
- 1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
 - 2. PROVIDE LOW 'E' WINDOW, VERIFY W/ECC CALCS. BY MECHANICAL ENGINEER.
 - 3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
 - * **EXCEPTIONS:**
 - A. MINIMUM NET CLEAR OPENING FOR AN ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5.7 S.F.
 - * **CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS.**
 - 4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
 - 5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
 - 6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL. ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
 - * **EXCEPTIONS:**
 - A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
 - B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (SEE NOTE 7 BELOW).
 - C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
 - 7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - A. EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 S.F.
 - B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

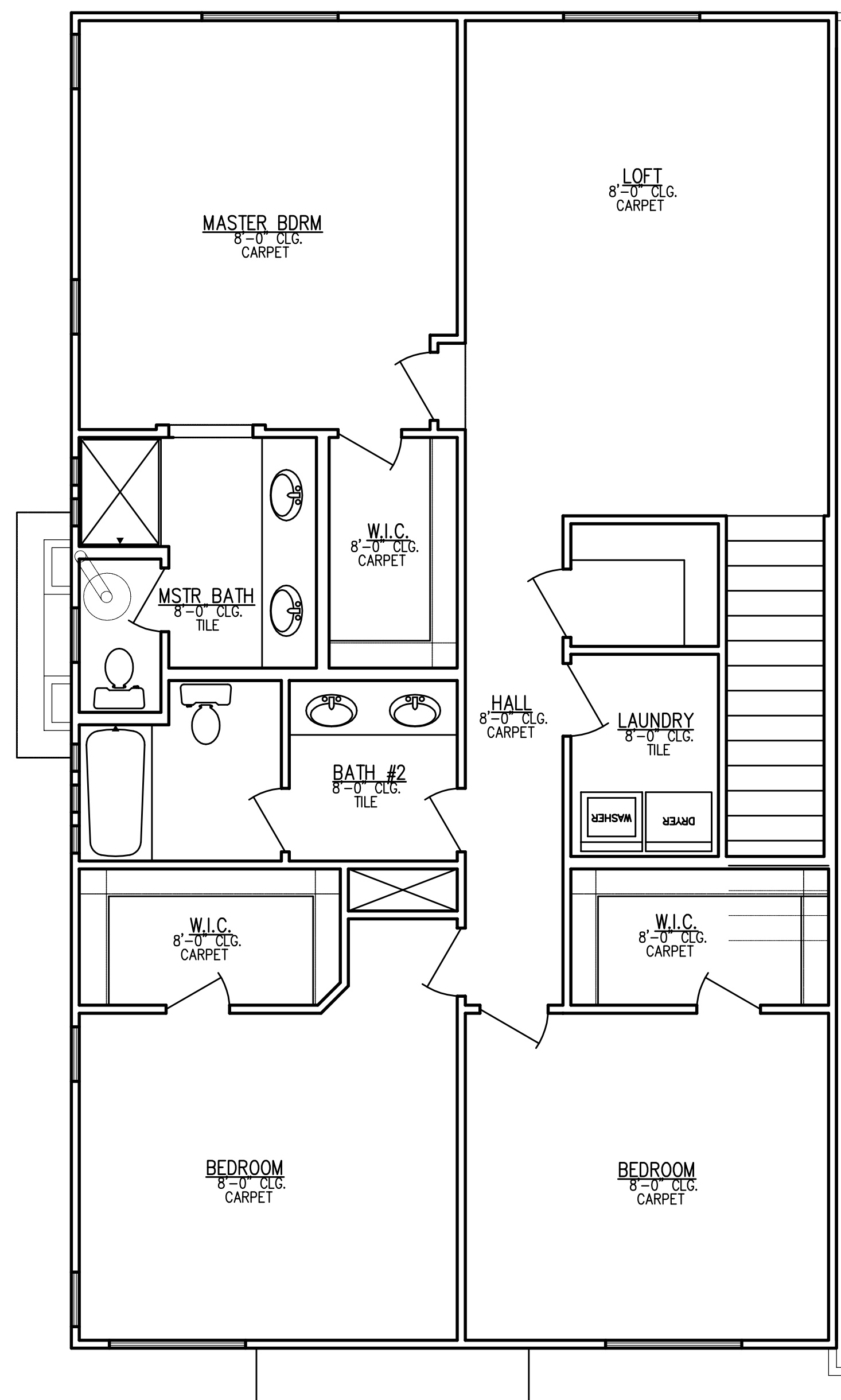
1732 PLAN EDGE DUPLEX
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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REVISION	DATE	NOTES

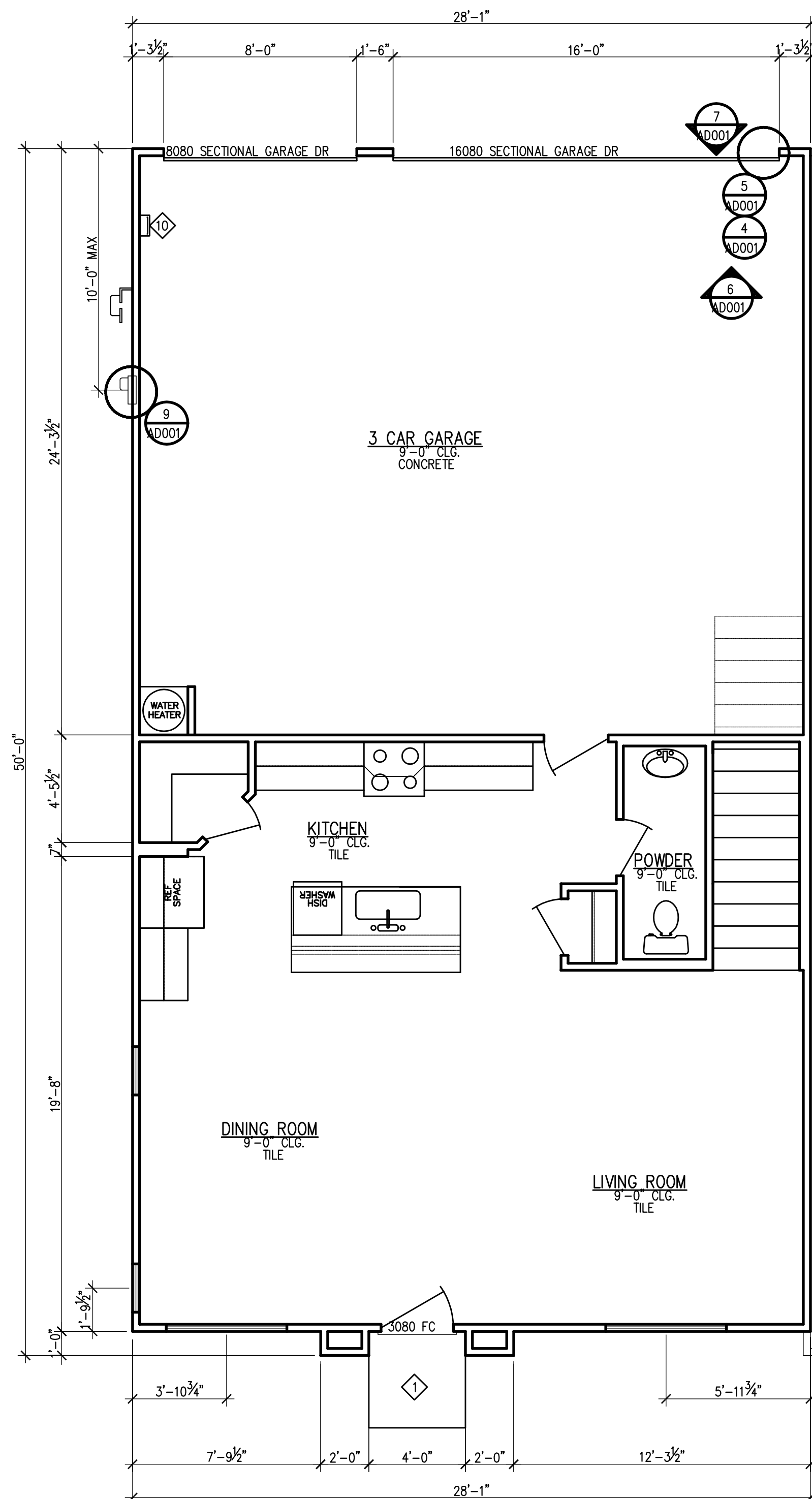
JOB NO.:
FILE NAME:
DATE: 4-4-17
UPDATE:

AU011

3047 E. WARNER SPRINGS SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 597-5597 FAX (702) 593-5352



(2) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



(1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS:

- TYP. RECESSED MOUNTED MEDICINE CABINET. SEE D.R.H. FOR TYPE & MODEL.
- TOWEL BAR, SEE D.R.H. FOR SIZE & SPECIFICATIONS.
- TOWEL RING, SEE D.R.H. FOR SPECIFICATIONS.
- TOILET TISSUE HOLDER, SEE D.R.H. FOR SPECIFICATIONS.
- SOFT WATER LOOP, SEE PLUMBING DRAWINGS.
- LAVATORY, SEE D.R.H. AND PLUMBING DRAWINGS FOR SPECIFICATIONS.
- DASHED LINES INDICATES OPT. PLUMBING FIXTURE. SEE D.R.H. AND PLUMB. DWGS. FOR SPECIFICATIONS.
- UTILITY SINK. SEE BUILDER AND PLUMB. DWGS. FOR SPECIFICATIONS.
- ROUND WATER CLOSET, SEE D.R.H. AND PLUMB. DWGS. FOR TYPE & MODEL. ALLOW A 30" WIDE X 24" DEEP SPACE IN FRONT OF W.C.
- ELONGATED WATER CLOSET, (SEE D.R.H. AND PLUMB. DWGS. FOR TYPE & MODEL). ALLOW A 30" WIDE X 24" DEEP SPACE IN FRONT OF W.C.
- ELECTRICAL SERVICE PANEL. SEE 9/AD001. SEE ELEC. LOAD CALCS. FOR SIZE.
- GAS METER, SEE UTILITY DRAWINGS FOR LOCATION.
- COMBUSTION AIR VENT, SEE MECH. DWGS.
- WATER HEATER W/ DRAIN PAN, WHEN IN GARAGE 18" HIGH BASE W/(1) 3/4" OR (2) 1/2" PIECES OF SHEATHING MIN. W/ DRYWALL FINISH TOP & SIDES. SEE SPECS. ON COVER, SEE 12/AD001 OR 13/AD001.
- CONDENSER ON CONC. PAD, SEE MECH. DWGS FOR SIZE & MODEL.
- NON-VENTED RANGE W/ HOOD OR OPTIONAL OVERHEAD EXHAUST HOOD, SEE D.R. HORTON FOR TYPE AND MODEL.
- SINK WITH GARBAGE DISPOSAL. SEE D.R.H. AND PLUMB. DWGS. FOR TYPE AND MODEL.
- WASHER, SEE D.R. HORTON FOR TYPE AND MODEL. WASHER ALWAYS TO THE LEFT OF DRYER EVEN WHEN BUILDING IS MIRRORED.
- DRYER, SEE D.R. HORTON FOR TYPE AND MODEL. DRYER ALWAYS TO THE RIGHT OF WASHER.
- TUB/SHOWER ENCLOSURE W/NON-ABSORBENT SURFACE W/ROD OR OPT. TEMPERED SLIDING GLASS DOORS. SEE GEN. NOTES U/WINDOW BULLET #5. SEE PLUMB. DRAWINGS AND D.R.H. FOR SPECS. AND SIZE. SHOWER HEAD @ +6'-10"
- SHOWER ENCLOSURE W/NON-ABSORBENT SURFACE & TEMPERED GLASS DOOR, SEE GEN. NOTES U/WINDOW BULLET #5. SEE PLUMB. DWGS. AND D.R. HORTON FOR SPECS. AND SIZE. SHOWER HEAD @ +6'-10"
- DARSEY UNIT. TUB/SHOWER COMBO 42" X 102" TUB W/NON-ABSORBENT SURFACE & SHOWER ENCLOSURE W/NON-ABSORBENT SURFACE. TEMPERED GLASS DOOR. SEE GEN. NOTES U/WINDOW BULLET #5. SEE PLUMBING DRAWINGS AND D.R.H. FOR SPECS. AND SIZE. W/ SHOWER HEAD @ 6'-10" FROM FINISHED FLOOR.
- INDICATES POT-SHELF ABOVE TOP OF SHEATHING +8'-5" REFER TO PLANS & INTERIOR ELEVATIONS
- INDICATES LOWERED CEILING/ARCH. REFER TO PLANS AND INTERIOR ELEVATIONS.

WALL SCHEDULE

- = 2x6 WALL
- = 1 HR FIRE SEPARATION WALL
- = 2 HR COMMON FIRE WALL

SHELVING OPTIONS:

- (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
- (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED.
- (LINEN) (5) 12" DEEP SHELVES EQUALLY SPACED.
- (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED.
- (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
- (CLOSET) (2) 12" DEEP SHELF AND POLE @ +40" & +60".
- (LAUNDRY) (1) 12" DEEP SHELF.

NOTE:

ALL SHELVES ARE WOOD OR WOOD W/LAMINATE FINISH, VERIFY W/D.R. HORTON. POLES ARE WOOD W/METAL ROSETTES

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

- HC = HOLLOW CORE WOOD DOOR
- SC = SOLID CORE WOOD DOOR
- FR = FRENCH W/TEMPERED GLAZING
- FA = FRENCH ATRIUM W/TEMPERED GLAZING
- BP = BYPASS DOORS
- SG = TEMPERED SLIDING GLASS
- FC = FIBER CLASSIC

WINDOW LEGEND:

- FX = FIXED WINDOW
- SL = SLIDER
- SH = SINGLE HUNG
- HR = HALF ROUND
- AR = ARCHED
- TEMP. = TEMPERED GLAZING RQ'D IN HAZARDOUS LOC. INSTALL PER I.R.C. CODE.

NOTE:

D.R. HORTON MAY SUBSTITUTE ANY DOOR MATERIAL ON ANY DOOR EXCEPT RATED DOORS AND DOORS REQUIRED BY CODE.

SQUARE FOOTAGE:

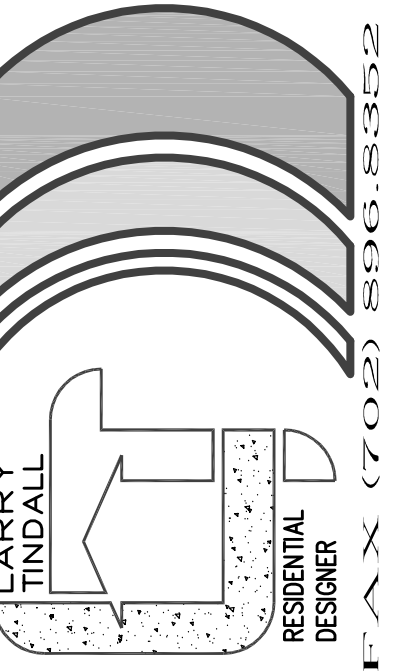
FIRST FLOOR:	693	SQUARE FEET
SECOND FLOOR:	1326	SQUARE FEET
TOTAL LIVING:	2019	SQUARE FEET
GARAGE:	610	SQUARE FEET

KEYNOTES:

- MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
- THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/AD001.
- CARPET STRIP.
- CEILING LINE
- TILE, SEE SPEC. SHEET.
- DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS FOR VENT LENGTH.
- RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
- PRE PLUMB FOR OPTIONAL SINK, VERIFY WITH PLUMBING DWGS.
- NOT USED.
- SOFT WATER LOOP
- BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
- WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
- NOT USED
- UNDER COUNTER DISHWASHER.
- REFRIGERATOR/FREEZER LOCATION.
- RECESSED ICE MAKER BOX WITH VALVE.
- CENTER WINDOW OR DOOR ON EXTERIOR WALL
- NOT USED
- NOT USED
- NOT USED
- GYP. BD. DRAFTSTOP SHOWN DASHED
- TEMPERED GLASS
- FIBERGLASS SHOWER PAN
- 2'-6" STONE W/6" WIDE FOAM TRIM RETURN. SEE EXTERIOR ELEVATION.
- STONE VENEER. SEE EXTERIOR ELEVATION.
- WATER HEATER PLATFORM TO BE A MINIMUM OF 18" A.F.F. 3/4" PLYWOOD AT WATER HEATER PLATFORM
- 24" DEEP CABINET ABOVE

GENERAL NOTES:

1. THE GARAGE SIDE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILINGS SHALL BE 5/8" GYP.BD. D.R. HORTON CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.
 2. THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.
 3. REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.
 4. ALL BASE SHALL BE REVERSIBLE GRADE.
 5. WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1289, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.
 6. PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.
 7. ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.
 8. SEE D.R. HORTON FOR ALL CABINERY SPECIFICATIONS.
 9. AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ARE ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.
 10. KITCHEN COUNTER TOP @ 36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.
 11. MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.
- ATTIC ACCESS, CATWALK & WORKING PLATFORM:**
- * PROVIDE 24" WIDE X 36" HIGH SOLID CORE WOOD DOORS & UNFRAMED SWINGING DOORS.
 - * A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
 - * WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU. SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.
- DOORS:**
- * FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
 - * PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
 - * ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
 - * ALL DOORS TO HAVE 3" JAMBS.
- WINDOWS:**
- 1. ALL WINDOWS TO BE THERMAL-PANE GLASS.
 - 2. PROVIDE LOW E WINDOW VERIFY W/ECC CALCS. BY MECHANICAL ENGINEER.
 - 3. ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
 - * **EXCEPTIONS:**
 - A. MINIMUM NET CLEAR OPENING FOR AN ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5.7 S.F.
 - * **CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS.**
 - 4. GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
 - 5. GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
 - 6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL. ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
 - * **EXCEPTIONS:**
 - A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
 - B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (SEE NOTE 7. BELOW).
 - C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
 - 7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
 - B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

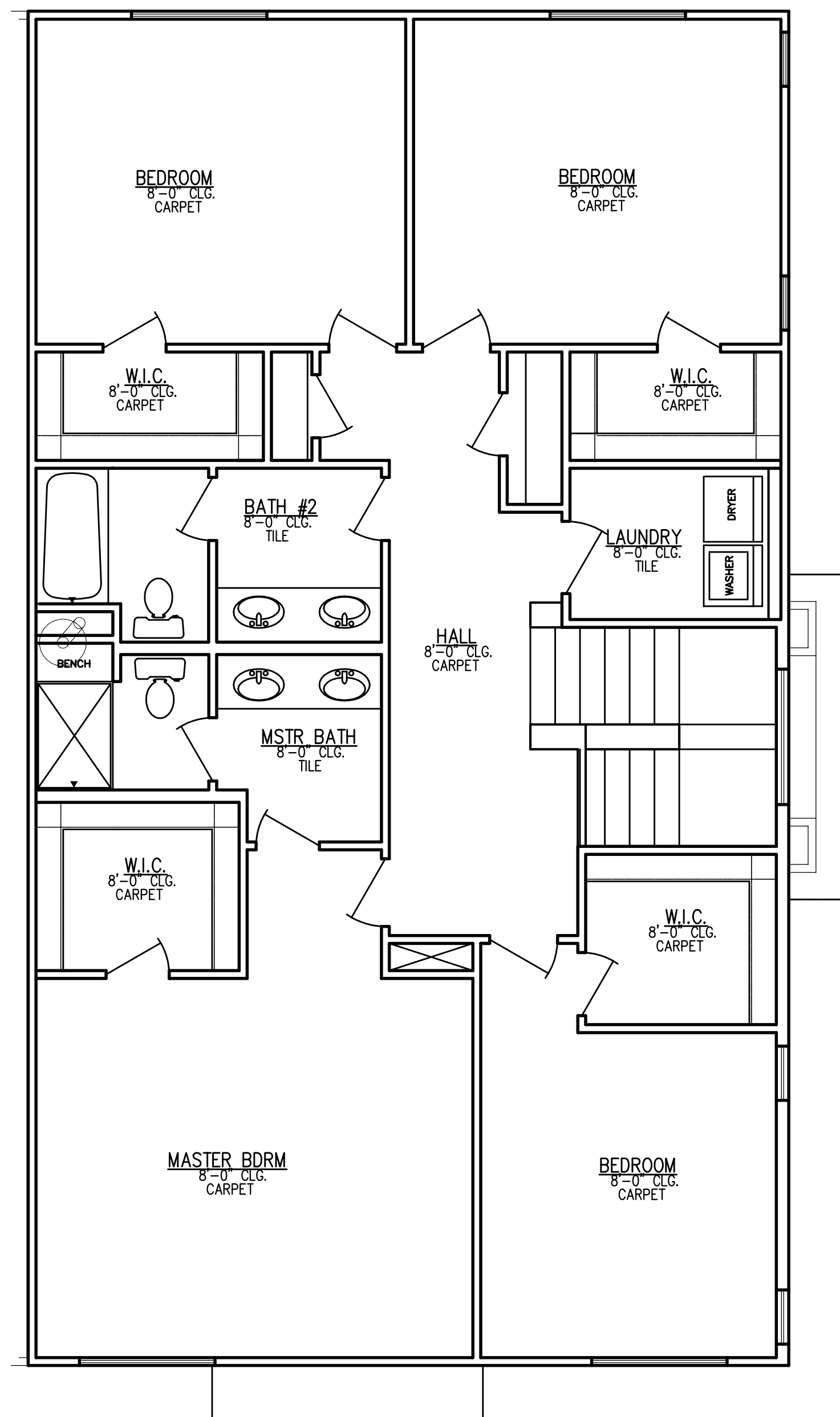


2019 PLAN EDGE DUPLEX
D.R. HORTON HOMES
LARRY TINDALL
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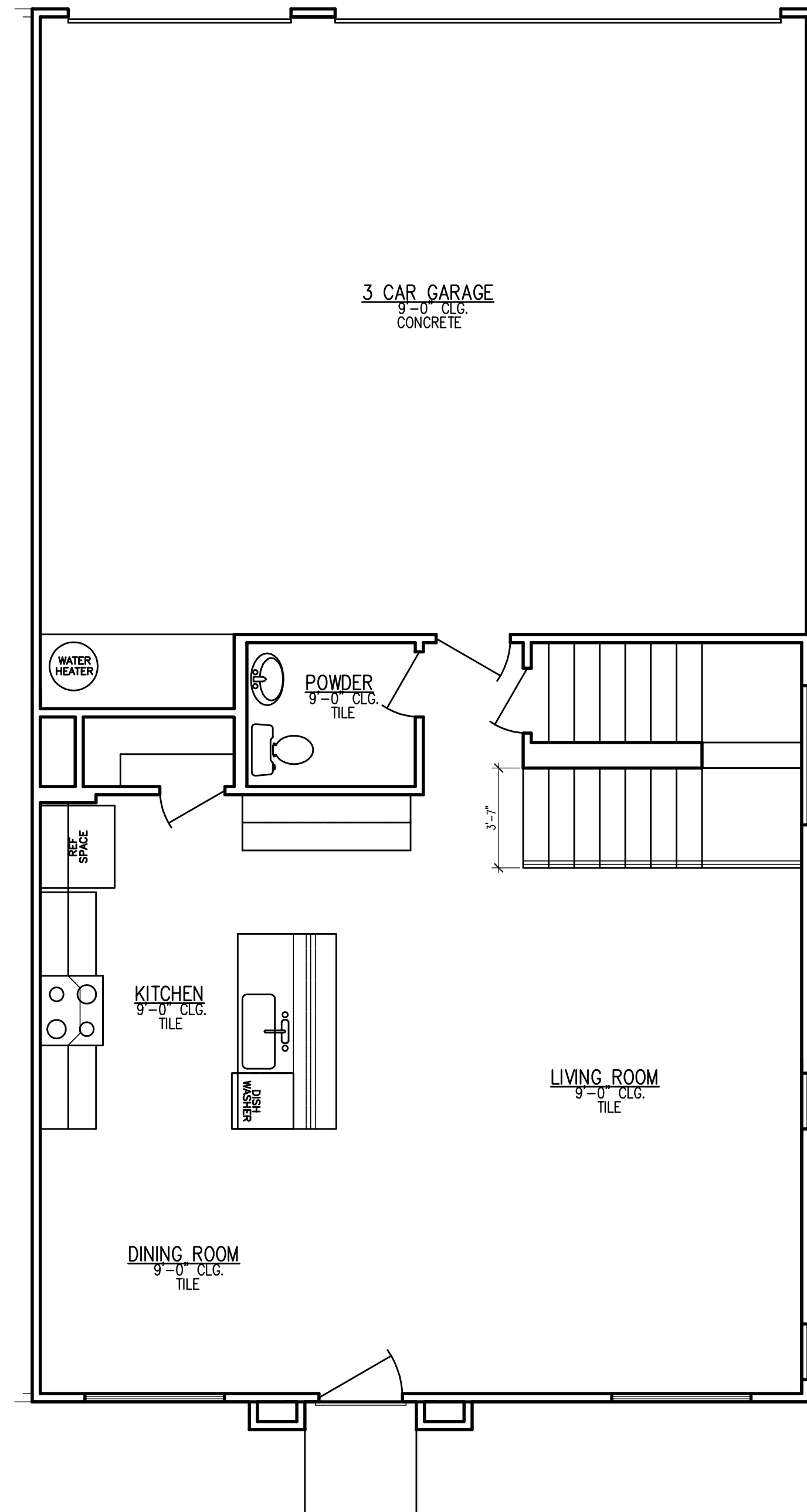
REVISION	DATE	NOTES

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LAS VEGAS, NEVADA 89120
OFFICE (702) 597-5597
FAX (702) 593-8352
JOB NO.:
FILE NAME:
DATE: 4-4-17
UPDATE:

2019 FLOOR PLANS
AU012



(2) SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



(1) FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS:

- TYP. RECESSED MOUNTED MEDICINE CABINET. SEE D.R.H FOR TYPE & MODEL.
- TOWEL BAR, SEE D.R.H. FOR SIZE & SPECIFICATIONS.
- TOWEL RING, SEE D.R.H. FOR SPECIFICATIONS.
- TOILET TISSUE HOLDER, SEE D.R.H. FOR SPECIFICATIONS.
- SOFT WATER LOOP, SEE PLUMBING DRAWINGS.
- LAVATORY, SEE D.R.H. AND PLUMBING DRAWINGS FOR SPECIFICATIONS.
- DASHED LINES INDICATES OPT. PLUMBING FIXTURE. SEE D.R.H. AND PLUMB. DWGS. FOR SPECIFICATIONS.
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- WATER HEATER W/DRAIN PAN. WHEN IN GARAGE 18" HIGH BASE W/(1) 3/4" OR (2) 1/2" PIECES OF SHEATHING MIN. W/DRYWALL FINISH TOP & SIDES. SEE SPECS. ON COVER, SEE 12/AD001 OR 13/AD001.
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- WASHER, SEE D.R. HORTON FOR TYPE AND MODEL. WASHER ALWAYS TO THE LEFT OF DRYER EVEN WHEN BUILDING IS MIRRORRED.
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- TUB/SHOWER ENCLOSURE W/NON-ABSORBENT SURFACE W/ROD OR OPT. DOOR, SEE GEN NOTES U/ WINDOW BULLET #5. SEE PLUMB. DWGS. AND D.R.H. FOR SPECS. AND SIZE. SHOWER HEAD @ +6'-10"
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- DARSEY UNIT. TUB/SHOWER COMBO 42" X 102" TUB W/NON-ABSORBENT SURFACE & SHOWER ENCLOSURE W/NON-ABSORBENT SURFACE. TEMPERED GLASS DOOR. SEE GEN. NOTES U/ WINDOW BULLET #5. SEE PLUMBING DRAWINGS AND D.R.H. FOR SPECS. AND SIZE. W/ SHOWER HEAD @ 6'-10" FROM FINISHED FLOOR.
- INDICATES POT-SHEFF ABOVE TOP OF SHEATHING +8'-5" REFER TO PLANS & INTERIOR ELEVATIONS
- INDICATES LOWERED CEILING/ARCH. REFER TO PLANS AND INTERIOR ELEVATIONS.

WALL SCHEDULE

- = 2x6 WALL
- = 1 HR FIRE SEPARATION WALL
- = 2 HR COMMON FIRE WALL

SHELVING OPTIONS:

- (PANTRY) (4) 12" DEEP SHELVES EQUALLY SPACED.
- (PANTRY) (4) 16" DEEP SHELVES EQUALLY SPACED.
- (LINEN) (5) 12" DEEP SHELVES EQUALLY SPACED.
- (LINEN) (5) 16" DEEP SHELVES EQUALLY SPACED.
- (CLOSET) (1) 12" DEEP SHELF AND POLE @ +66".
- (CLOSET) (2) 12" DEEP SHELF AND POLE @ +40" & +60".
- (LAUNDRY) (1) 12" DEEP SHELF.

NOTE:

ALL SHELVES ARE WOOD OR WOOD W/LAMINATE FINISH, VERIFY W/D.R. HORTON, POLES ARE WOOD W/METAL ROSETTES

DOOR & WINDOW SCHEDULE

DOOR LEGEND:

- HC = HOLLOW CORE WOOD DOOR
- SC = SOLID CORE WOOD DOOR
- FR = FRENCH W/TEMPERED GLAZING
- FA = FRENCH ATRIUM W/TEMPERED GLAZING
- BP = BYPASS DOORS
- SG = TEMPERED SLIDING GLASS
- FC = FIBER CLASSIC

WINDOW LEGEND:

- FX = FIXED WINDOW
- SL = SLIDER
- SH = SINGLE HUNG
- HR = HALF ROUND
- AR = ARCHED
- TEMP. = TEMPERED GLAZING RQ'D IN HAZARDOUS LOC. INSTALL PER I.R.C. CODE.

NOTE:

D.R. HORTON MAY SUBSTITUTE ANY DOOR MATERIAL ON ANY DOOR EXCEPT RATED DOORS AND DOORS REQUIRED BY CODE.

SQUARE FOOTAGE:

FIRST FLOOR:	754	SQUARE FEET
SECOND FLOOR:	1332	SQUARE FEET
TOTAL LIVING:	2086	SQUARE FEET
GARAGE:	619	SQUARE FEET

KEYNOTES:

- MIN. 36" WIDE X MIN. 36" DEEP X 4" THICK CONCRETE LANDING. STOOP WIDTH SHALL NOT BE LESS THAN THE DOOR SERVED.
- THIS WALL RATED 1-HOUR LESS THAN 5'-0" OF THE PROPERTY LINE THAT IS BETWEEN BUILDINGS. USE 1-HOUR FIRE RATED WALL ASSEMBLY SEE 1/AD001.
- CARPET STRIP.
- CEILING LINE
- TILE, SEE SPEC. SHEET.
- DRYER EXHAUST VENT, SEE MECHANICAL DRAWINGS FOR VENT LENGTH.
- RECESSED WATER VALVE BOX, VERIFY WITH PLUMBING DWGS.
- PRE PLUMB FOR OPTIONAL SINK, VERIFY WITH PLUMBING DWGS.
- NOT USED.
- SOFT WATER LOOP
- BASE CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
- WALL MOUNTED UPPER CABINETS, SEE D.R. HORTON FOR TYPE AND MODEL.
- NOT USED
- UNDER COUNTER DISHWASHER.
- REFRIGERATOR/FREEZER LOCATION.
- RECESSED ICE MAKER BOX WITH VALVE.
- NOT USED
- NOT USED
- NOT USED
- GYP. BD. DRAFTSTOP SHOWN DASHED
- TEMPERED GLASS
- FIBERGLASS SHOWER PAN
- 2'-6" STONE W/6" WIDE FOAM TRIM RETURN. SEE EXTERIOR ELEVATION.
- STONE VENEER. SEE EXTERIOR ELEVATION.
- WATER HEATER PLATFORM TO BE A MINIMUM OF 18" A.F.F. 3/4" PLYWOOD AT WATER HEATER PLATFORM
- 24" DEEP CABINET ABOVE

GENERAL NOTES:

- THE GARAGE SIDE WALLS & CEILING SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, ALL OTHER CEILING SHALL BE 5/8" GYP.BD. D.R. HORTON CAN USE 1/2" MIN. GYP. BD. ON WALLS THAT ARE NOT RATED WALLS OR REQ'D. BY CODE.
- THE DOOR BETWEEN THE GARAGE AND THE DWELLING UNITS SHALL BE EITHER SOLID WOOD OR METAL CLAD HONEYCOMB DOORS NOT LESS THAN 1 3/8" THICK OR A 20 MIN. DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING W/A TIMELY FRAME.
- REFER TO BUILDER FOR QUANTITY AND LOCATION OF BULLNOSE DRYWALL CORNER'S.
- ALL BASE SHALL BE REVERSIBLE GRADE.
- WHEN CERAMIC TILE, CULTURED MARBLE OR LIKE FINISHES ARE INSTALLED A BACKER BOARD OF CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1205, C1325 OR C1178 ARE TO BE USED IN THE TUBS TO A HEIGHT OF THE TILE IN TUB/SHOWER OR IN SHOWER FROM FLOOR TO CEILING AND ON THE CEILING TO THE EDGE OF THE TILE OR EDGE OF TUB/SHOWER, WHICHEVER IS GREATEST.
- PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESTRICTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.
- ALL APPLIANCES AND PLUMBING FIXTURES SHALL BE SELECTED BY D.R. HORTON.
- SEE D.R. HORTON FOR ALL CABINERY SPECIFICATIONS.
- AT TUBS, SHOWERS, & TUB/SHOWER COMBOS THAT ARE ABUT RATED WALLS, 5/8" TYPE 'X' GYPSUM BOARD MUST BE INSTALLED BETWEEN THE TUB, OR SHOWER, OR TUB/SHOWER COMBO AND THE RATED WALL.
- KITCHEN COUNTER TOP @ 36", TYP. U.N.O. SEE D.R. HORTON FOR TYPE & STYLE.
- MIRROR ABOVE ALL LAV'S. TYP. U.N.O. SEE SPEC. SHEET.

ATTIC ACCESS, CATWALK & WORKING PLATFORM:

- * PROVIDE A 24" WIDE X 50" HIGH SOLID CATWALK.
- * A WORKING PLATFORM AT CONTROL SIDE OF FAU. 30" IN DEPTH, WIDTH & HEIGHT SHALL BE PROVIDED.
- * WHERE THE HEIGHT OF THE PASSAGEWAY IS LESS THAN 6 FT. THE DISTANCE FROM THE ACCESS TO THE FAU. SHALL NOT EXCEED 20 FT. MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY.

DOORS:

- * FRONT ENTRY DOOR SHALL HAVE WEATHER-STRIPPING & THRESHOLD, A PEEP HOLE @ +60" AND BE PROVIDED W/A LOCKSET AND DEADBOLT.
- * PROVIDE PRIVACY LOCKS AT MASTER BEDROOM & ALL BATHROOM DOORS U.N.O.
- * ALL BY-PASS AND BI-FOLD DOORS SHALL BE WHITE ON WHITE U.N.O.
- * ALL DOORS TO HAVE 3" JAMBS.

WINDOWS:

- ALL WINDOWS TO BE THERMAL-PANE GLASS.
- PROVIDE LOW E WINDOW VERIFY W/ECC CALCS. BY MECHANICAL ENGINEER.
- ESCAPE AND RESCUE WINDOWS SHALL HAVE A MIN. SILL HEIGHT OF 44" & MIN. NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MIN. NET CLEAR OPENABLE HEIGHT DIM. SHALL BE 24". THE MIN. NET CLEAR OPENABLE WIDTH DIM. SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A FINISHED SILL.
- EXCEPTIONS:**
 - * MINIMUM NET CLEAR OPENING FOR AN ESCAPE AND RESCUE GRADE FLOOR OPENING SHALL BE 5 S.F.
 - * CONTRACTOR SHALL INSTALL TEMPERED GLAZING IN HAZARDOUS LOCATIONS.

- GLAZING IN SWING DOORS, FIXED & SLIDING PANELS OF SLIDING DOORS & PANEL IN SLIDING & BI-FOLD CLOSET DOORS & IN STORM DOORS & UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOLDS, SAUNAS, STEAM ROOMS, BATH TUBS & SHOWERS. GLAZING WHERE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A STANDING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL. ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.

EXCEPTIONS:

- A. PANELS WHERE THERE IS A WALL BARRIER BETWEEN THE DOOR & GLAZING.
- B. WHERE DOOR IS TO A CLOSET 3'-0" DEEP OR LESS SHALL COMPLY WITH SEC. R308.4 (SEE NOTE 7 BELOW).
- C. GLAZING IN WALLS PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION OTHER THAN THE WALL THE DOOR SWINGS TOWARD.
- 7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.
 - B. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - C. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
 - D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

2086 PLAN EDGE DUPLEX
D.R. HORTON HOMES
LARRY TINDALL
RESIDENTIAL DESIGNER
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2086 FLOOR PLANS

JOB NO.:
FILE NAME:
DATE: 4-4-17
UPDATE:

AU013

3047 E. WARRI SPRINGS SUITE 500 LAS VEGAS, NEVADA 89120 OFFICE (702) 597-5597 FAX (702) 593-5352



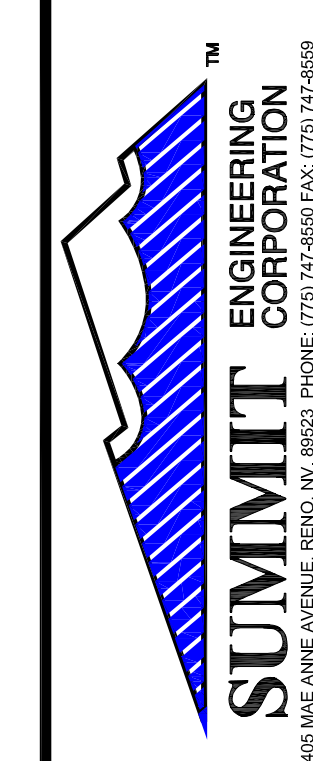
AERIAL PHOTO

SHEET	SCALE	REV.	DATE	DESCRIPTION	BY	APPD
P-1	HORIZ: N.T.S.					
OF	VERT: N.T.S.					
24	JOB NO:					
<small>\\D:\G\30509 DR\Heron_Zolezzi\Deliverables\DR\PHOTOS\DWG - 8:33 PM - 20-MAY-2017</small>						

DESIGN REVIEW PACKET FOR
 AUTUMN WOOD
 AERIAL PHOTO

WASHOE COUNTY NEVADA

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FROM THE WEST



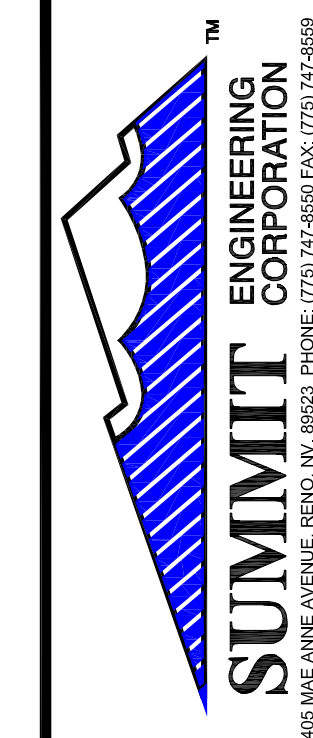
FROM THE EAST



FROM THE NORTH



FROM THE SOUTH



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DESIGN REVIEW PACKET FOR
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NEVADA

SHEET	SCALE	REV.	DATE	DESCRIPTION	BY	APPD
P-2	HORIZ: N.T.S.					
of	VERT: N.T.S.					
24	JOB NO:					

REDDWGSD130509 - DRHerten - Zolezzi/Dive/Dilgmece/DRG/PHOTOS.DWG - 8:23 PM - 20-MAY-2017



TO THE WEST



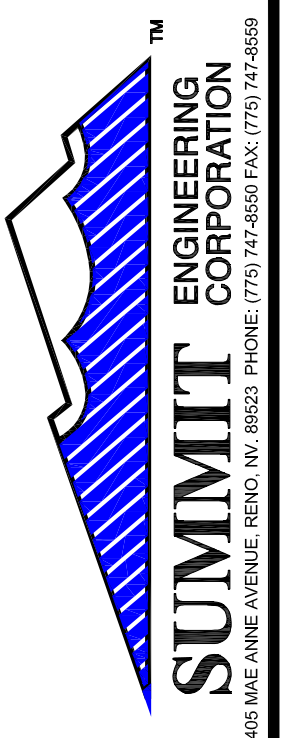
TO THE EAST



TO THE NORTH



TO THE SOUTH



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DESIGN REVIEW PACKET FOR
AUTUMN WOOD
PHOTOS ~ VIEWS FROM THE SITE
WASHOE COUNTY NEVADA

SCALE	REV.	DATE	DESCRIPTION	BY	APPD
HORIZ: N.T.S.					
VERT: N.T.S.					
JOB NO:					

SHEET P-3 OF 24
R:\DWGSET\30509 - DR\Horten - Zolezzi\Draw\Horten\DR\PHOTOS.DWG - 828 PM - 20-MAY-2017